

Select Board Meeting
Monday, May 15th, 2023, 7:00 p.m.
Nowak Room, Town Offices
10 Front Street, Exeter NH 03833

Virtual Meetings can be watched on Ch 22 or Ch 98 and YouTube.

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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.

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<https://www.exeternh.gov/townmanager/virtual-town-meetings>

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

AGENDA

1. Call Meeting to Order
2. Public Comment
3. Proclamations/Recognitions
 - a. Proclamations/Recognitions
4. Approval of Minutes
 - a. Regular Meeting: May 1st, 2023
5. Appointments
6. Discussion/Action Items
 - a. AARP Age Friendly Community Network Application
 - b. Special Town Meeting Discussion
 - c. FY23 Household Hazardous Waste Collection Grant
 - d. Economic Development Update – Darren Winham
 - e. RSA 79E Public Hearing – 173-179 Water Street “Smith Building”
 - f. RSA 79E Extension Request – Former IOKA Property
7. Regular Business
 - a. Tax Abatements, Veterans Credits & Exemptions
 - b. Permits & Approvals
 - c. Town Manager’s Report
 - d. Select Board Committee Reports
 - e. Correspondence
8. Review Board Calendar
9. Non-Public Session
10. Adjournment

Niko Papakonstantis, Chair

Select Board

Posted: 5/12/23 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

Minutes

Select Board Meeting
Monday May 1, 2023
6:40 PM
Nowak Room, Town Offices
Draft Minutes

1. Call Meeting to Order

Members present: Chair Niko Papakonstantis, Vice-Chair Molly Cowan, Clerk Julie Gilman, Dan Chartrand, Nancy Belanger, Town Manager Russ Dean, and Assistant Town Manager Melissa Roy were present at this meeting.

The meeting was called to order by Mr. Papakonstantis at 6:40 PM. The Board went downstairs to the Wheelwright Room for interviews.

2. Board Interviews

- a. Kevin Kahn for the Historic District Commission
- b. Valorie Fanger for the Conservation Commission

The Board reconvened in the Nowak Room at 7 PM.

3. Bid Opening for Kingston Road project

- a. Mr. Dean said we did not receive any bids for this project. We're checking with our Engineering firm on next steps.

4. Public Comment

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

5. Proclamations/Recognitions

- a. Municipal Clerks Week

Ms. Gilman read the proclamation for the 2023 Municipal Clerks Week:

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

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

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

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

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

Whereas, Municipal Clerks continually strive to improve the administration of the

affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations; and Whereas, It's most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk and thank them for their vital services they perform as well as their exemplary dedication to the communities they represent; Now, therefore, I, Christopher T. Sununu, Governor of the State of New Hampshire, do hereby proclaim April 30 - May 6 2023 as Municipal Clerks Week in the State of New Hampshire, and call this to the attention of all citizens.

6. Approval of Minutes

a. Regular Meeting: April 17, 2023

MOTION: Ms. Belanger moved to approve the minutes of April 17, 2023 as presented. Ms. Gilman seconded. The motion passed 5-0.

7. Appointments

MOTION: Ms. Gilman moved to appoint Kevin Kahn to the Historic District Commission as a full member, term to expire April 30, 2026. Ms. Belanger seconded. The motion passed 5-0.

MOTION: Ms. Belanger moved to appoint Valorie Fanger as an alternate to the Conservation Commission, term to expire April 30, 2025. Mr. Chartrand seconded. The motion passed 5-0.

8. Discussion/Action Items

a. Special Town Meeting

Mr. Papakonstantis said he'd like to discuss this issue at the next Select Board meeting on May 15. We need to amend the timeline and it would be premature to have it now. The Board had no objections to tabling the issue.

b. Siphon Update

Interim Public Works Director Paul Vlasich and Kevin Garvey of Wright Pierce Engineers were present to give an update on the sewer siphons project. Mr. Vlasich said that at the last meeting, the Select Board approved \$2.6M to move the siphon project along. This was the funds needed to construct one barrel by directional drilling. We have been working on the change orders. The contractor has mobilized to the site to resume getting ready for the directional drilling, and should start drilling next Monday. It should take two weeks for the pilot hole to be done. Previously, our Engineers calculated that a two barrel system would work instead of a 3 barrel system; NH DES has now approved that plan.

c. 2023 Paving Proposal

Highway Superintendent Jay Perkins was present to discuss the paving program. Mr. Perkins said Bell and Flynn is holding its prices again this year. We need approval to move forward with the contract.

Mr. Chartrand asked how this price compares to previous years, and Mr. Perkins said it's been the same since 2019, other than a fuel increase that was rolled back.

Mr. Papakonstantis listed the streets planned for paving: Colonial Way/Heritage Way, Drinkwater Road, Epping Road, Windermere Lane, and Dearborn Brook/Squamscott Circle. Mr. Perkins said we also have \$50,000 of the \$700,000 allocated for crack sealing, but we do not have the price yet.

MOTION: Ms. Belanger moved to extend the road paving contract with Bell & Flynn for 2023 as proposed: \$71.90/ton for binder course, \$72.90/ton for surface course, \$73.90/ton for "urban compact" surface course, and \$74.90/ton for smaller neighborhoods with dead ends. Ms. Gilman seconded. The motion passed 5-0.

d. Town Hall Historic Building Conditions Assessment/Future Needs Assessment

Mr. Chartrand recused himself, since his business [Water Street Bookstore] holds events in the Town Hall.

Tony Callendrello and Scott Ruffner of the Arts and Culture Advisory Commission were present to discuss the Town Hall. Mr. Callendrello said we convened a working group of people who had interest in Town Hall on improvements they'd like to see. We came up with short, medium, and long-term goals for the Town Hall. We want to do a Historic Conditions Building Assessment to look at what elements of the building need to be preserved and what could be modified. We received a proposal from ARCove Architects of Portsmouth and had a site visit. This assessment would be done alongside a Future Needs Assessment to create an action plan which includes budgetary estimates. The Historic Conditions Building Assessment will cost \$8,750 and the Future Needs Assessment will cost \$9,900. The Arts and Culture Commission voted to make a recommendation to the Select Board to move forward and allocate money from the Town Hall Revolving Fund, which has \$26,400 or more. We received a proposal for 3D imaging of the Town Hall, but Public Works said they already have that information.

Ms. Gilman said we submitted a grant to NH Preservation Alliance for the HCA, but we were not awarded it. We will submit the grant again with different information.

Mr. Dean said the Town Hall fund is closer to \$30,000 with the \$5,000 allocation approved at the March voting.

Mr. Callendrello said the consultant will incorporate the Department of Labor finding into the report.

MOTION: Ms. Belanger moved to approve \$8,750 to be spent from the Town Hall Revolving Fund for ARCove Architecture to conduct a Historic Conditions Building Assessment and further authorize the Town Manager to sign the contract. Ms. Gilman seconded. Mr. Chartrand was recused from the discussion and did not vote. The motion passed 4-0.

MOTION: Ms. Belanger moved to approve \$9,900 to be spent from the Town Hall Revolving Fund for ARCove Architecture to conduct a Future Needs Assessment Report for the Town Hall,

and further to authorize the Town Manager to sign the contract. Ms. Gilman seconded. Mr. Chartrand was recused from the discussion and did not vote. The motion passed 4-0.

e. Town Hall Chairs

Mr. Ruffner said he's been leading the movement to replace chairs at Town Hall. We've raised or have commitments for \$3,000 towards the \$7,198.80 to purchase 240 folding chairs from Sam's Club, which was half the price of the original quote we had direct from the company. We initially thought the money could come from ARPA funds, but now we think we can raise the rest of the money, so it could come from Town Hall Revolving Fund which can be replenished with the fundraising. There's an additional cost of \$110 for a "Sam's Club Plus" membership to make this purchase. Shipping is included.

Ms. Gilman asked if DPW had a Sam's Club membership, and Mr. Dean said we're not aware of anyone having one.

Mr. Papakonstantis asked Mr. Ruffner to describe the chairs. Mr. Ruffner said they're plastic and metal, and the color fits tastefully into the Town Hall. They fit the standards for 500 lb maximum. They're easily stored on the existing lifts at Town Hall, although we could purchase four movable storage devices later for around \$550 each. He added that he asked different groups how many chairs they use at events, and 240 was a good number.

Ms. Belanger asked if the chairs would scratch the floors, and Mr. Ruffner said no, they have rubber on the feet.

Mr. Ruffner said regarding the old wooden chairs, we talked about selling them or giving them away to those who donate.

Mr. Papakonstantis asked how the town can accept the donations. Mr. Dean said we'll bring those donations back to the Board for acceptance and they'll go into the Town Hall Revolving Fund.

Mr. Papakonstantis asked Mr. Ruffner if more donors could come in in the next month. Mr. Ruffner said if the chairs were approved, it would be easier to raise the funds. There's not much urgency to make the purchase because there are no events there until the UFO Fest Labor Day weekend.

Mr. Ruffner asked if donors should make checks out to the Town of Exeter, and Mr. Dean said yes.

Mr. Callendrello said there was a second fund previously controlled by the Arts Committee which was the repository for donations to the Art Gallery. Mr. Dean said this is an expendable Trust Fund. He believes that money can go into either fund.

Mr. Dean said he will coordinate with Mr. Stevens and advise Mr. Ruffner on how to accept the donations. Mr. Ruffner will come back before the Board in June.

f. Boards and Committees Review Update

Mr. Papakonstantis said he and former Select Board member Lovey Roundtree Oliff were tasked to look at the existing Boards and Committees and

what other communities are doing. This report is the final draft and we should make a decision on whether this is ready to be incorporated into town policy.

Ms. Gilman said regarding the training aspect, we have to provide a recommended place for people to get this education. Mr. Papakonstantis said he recommends that new members sit down with Melissa Roy and the Committee Chair and Department Rep to go through that. The training should also incorporate the 91-A policies and procedures.

Ms. Belanger said we should set a regular date for All-Boards meetings, such as the first Wednesday in June and December.

Mr. Chartrand said he likes that it says "may forfeit their membership," leaving it at our discretion, given the state of our rosters.

Mr. Dean will format this into a Select Board policy.

Ms. Belanger suggested writing an opening script for Chairpersons. Mr. Chartrand said he supports having a script because there's a standard style which we want to work towards, exemplified by how Mr. Papakonstantis runs a meeting.

9. Regular Business

a. Tax Abatements, Veterans Credits and Exemptions

MOTION: Ms. Gilman moved to approve an Elderly Exemption in the amount of \$152,251 for 95/64/298, 95/64/216, 95/64/18, 63/102/59, 64/105/63, 65/124/12 for tax year 2023. Ms. Belanger seconded. The motion passed 5-0.

MOTION: Ms. Gilman moved to approve an Elderly Exemption in the amount of \$236,251 for 73/130, 81/34, 104/79/102, 32/12/17, and 104/79/207 for tax year 2023. Ms. Belanger seconded. The motion passed 5-0.

MOTION: Ms. Gilman moved to approve an Elderly Exemption in the amount of \$183,751 for 104/79/311 and 69/16 for tax year 2023. Ms. Belanger seconded. The motion passed 5-0.

MOTION: Ms. Gilman moved to deny an Elderly Exemption for 99/24. Ms. Belanger seconded. The motion passed 5-0.

MOTION: Ms. Gilman moved to approve a Solar Exemption in the amount of \$11,000 for 27/12/2 for tax year 2023. Ms. Belanger seconded. The motion passed 5-0.

MOTION: Ms. Gilman moved to approve a Solar Exemption in the amount of \$10,000 for 85/27 for tax year 2023. Ms. Belanger seconded. The motion passed 5-0.

MOTION: Ms. Gilman moved to approve a Disability Exemption in the amount of \$125,000 for 64/105/47, 95/64/175, and 32/12/4 for tax year 2023. Ms. Belanger seconded. The motion passed 5-0.

MOTION: Ms. Gilman moved to deny a Disability Exemption for 95/64/311, for tax year 2023. Ms. Belanger seconded. The motion passed 5-0.

MOTION: Ms. Gilman moved to approve an Elderly Exemption in the amount of \$525.95 for 95/64/319 for tax year 2020. Ms. Belanger seconded. The motion passed 5-0.

MOTION: Ms. Gilman moved to accept a Timber/Yield tax in the amount of \$558.14 from 47/7 for tax year 2023. Ms. Belanger seconded. The motion passed 5-0.

MOTION: Ms. Gilman moved to accept a Timber/Yield tax in the amount of \$14.75 from 47/6 for tax year 2023. Ms. Belanger seconded. The motion passed 5-0.

Ms. Gilman said the next item is a list of exemptions for charitable religious and educational properties. Mr. Papakonstantis asked for this list to be in the May 15 packet for review prior to voting.

b. Permits & Approvals

Mr. Dean said the Human Services funding committee met April 10th and discussed the way we pay out the Human Services funds. We're making the payments quarterly, but we're looking to make them annually, in order to cut the paperwork from four payments to one. The ask is to begin the process in FY24.

MOTION (not voted): Mr. Chartrand moved to authorize the Human Services funding payments to begin annually rather than quarterly, effective FY24. Ms. Belanger seconded. Ms. Belanger said she thinks it's vague that we don't have a date when those checks will go out. Mr. Chartrand withdrew his motion and Ms. Belanger withdrew her second.

MOTION: Mr. Chartrand moved to authorize that Human Services funding payments be issued annually upon approval of such funds at Town Meeting. Ms. Belanger seconded. Mr. Dean noted that we need a signed contract back from the Human Services agency prior to payment. The motion passed 5-0.

Mr. Papakonstantis said that Phillips Exeter Academy is planning to hold their graduation outside on Sunday, June 4th at 10 AM. They're looking for the town to authorize a stopping of traffic on Front Street between Tan Lane and Elm Street 9AM - 1PM. In case of rain, they request permission to close Court Street between Elm Street and Pine Street instead of Front Street.

MOTION: Ms. Belanger moved to grant the request of Phillips Exeter Academy to stop the flow of traffic on Front Street between Tan Lane and Elm Street and on Tan Lane itself on Sunday June 4th 2023 between 9:30 AM and 1 PM, and to authorize in case of rain the stopping of traffic flow on Court Street between Elm Street and Pine Street for the same time. Mr. Chartrand seconded. The motion passed 5-0.

Mr. Papakonstantis said the Exeter Rotary requested that lawn signs be placed on town property for a dance party supporting student scholarships and

local non-profits. Ms. Gilman asked what type of signs these are. Mr. Dean said they would have metal stakes. Mr. Papakonstantis said they would go on the sidewalk in front of the Town Offices and the area in front of Gilman Park. The dance is May 5th.

Mr. Chartrand said he doesn't want this to set a precedent. He would prefer to see the Town Hall signboard used. Ms. Roy said the TEAM event already has a sign up. The Rotary event is May 5th so the timing is tough. The Board agreed not to approve the request at this time.

c. **Town Manager's Report**

- i. Mr. Dean said we're continuing to work with the Farmer's Market, and we don't anticipate any issues. It should be at Swasey Parkway next week, May 11.
- ii. Facilities reports are coming in from Bureau Veritas, which is doing the FCA. We've already received reports on 10 different town buildings.
- iii. He's meeting with EXTV on different issues, including upgrading the Wheelwright Room's video capabilities.
- iv. He recognized Ms. Roy for her work on the Department of Labor audit.
- v. We received an email from Martha McIntee of the Communications Committee on quorum issues even at 5 members. They're talking about having three members instead.
- vi. The Downeaster delays continue.
- vii. We're working on Water/Sewer Rate Study, and the Board will see something at the next meeting.

d. **Select Board Committee Reports**

- i. Ms. Belanger mentioned the Saturday goal setting meeting which all Board members attended. She also had a Housing Advisory work session scheduled, but she had a conflict. The Planning Board was canceled due to lack of availability. On Saturday she attended an all day planning webinar.
- ii. Ms. Gilman attended the Heritage Commission via Zoom. They said goodbye to two members. They reviewed the demolition at 170 Epping Road but it was not a historical resource so it will go forward. Regarding the Certified Local Government Grant, they considered doing the west side of the tracks or the east side, but it's not due until June. She also attended the planning all day webinar, and there were some things Exeter was leading on and some could be improved. There was also a webinar about preservation where she heard concern that the next generation of workmen are not coming up. She talked to our Natural Resources Planner about it and they will make a connection.
- iii. Ms. Cowan had no update. Regarding the Communications Advisory Committee, she suggested we could make the Select Board rep and Bob Glowacky voting members, or the Committee could have a special project

with an ad hoc committee so they could still do their work. Ms. Belanger asked if Bob as a town employee could be a voting member. Ms. Gilman said she didn't think so, but the Board rep could be a voting member. Ms. Cowan said that would at least give a quorum.

MOTION: Ms. Cowan moved to reduce the membership of the Communications Committee to be made up of 3 regular members and 2 alternates, and to authorize the Select Board rep to be a voting member. Ms. Belanger seconded. The motion passed 5-0.

- iv. Mr. Chartrand had no report.
- v. Mr. Papakonstantis attended the Swasey Parkway Trustees meeting. They had to table several items because of the ongoing sewer siphons project. The Trustees accepted a donation of \$2,600 for maintenance of the gazebo.
- e. Correspondence
 - i. Three letters of thanks for Human Services contributions from Saint Vincent de Paul, CASA, and Haven
 - ii. Programming updates from Comcast
 - iii. A letter of support for SB110
 - iv. The Board Committee and Commission attendance sheet
 - v. A copy of the Rockingham County draft budget

10. Review Board Calendar

- a. The next meetings are May 15, May 22nd, June 5, June 12, and June 26.

11. Non-Public Session

MOTION: Ms. Belanger moved to enter into non-public session under RSA 91A 3 II(c). Mr. Chartrand seconded. In a roll call vote, the motion passed 5-0, and the meeting entered non-public at 8:27 PM. The meeting exited non public session. Selectman Chartrand motioned to seal the minutes indefinitely, seconded by Selectwoman Belanger. The motion carried 5-0.

- 12. Adjournment. Selectman Chartrand motioned to adjourn, seconded by Selectwoman Gilman. The motion carried 5-0, the Board stood adjourned at 8:40 pm.

Respectfully Submitted,
Joanna Bartell
Recording Secretary

Appointments

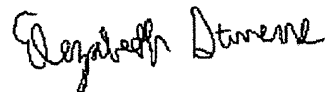
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May 9, 2023

Dear Energy Committee,

This letter is to inform you of my resignation from the Energy Committee. As I will be leaving the US for the next year, I will not be able to fulfill my obligations to the committee. I have enjoyed getting to know everyone, and it was an honor to work with a group that is getting so much important work done. Keep up the fine efforts!

Respectfully,

A handwritten signature in black ink that reads "Elizabeth Stevens". The signature is written in a cursive, flowing style.

Elizabeth Stevens

AARP Age Friendly Network Application



EXETER PARKS & RECREATION

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



TOWN OF EXETER - MEMORANDUM

TO: Niko Papakonstantis, Select Board Chair
CC: Russ Dean, Town Manager
FROM: Greg Bisson, Director of Parks and Recreation
RE: AARP Age-Friendly Network Application
DATE: 05/15/2023

Exeter Parks & Recreation has made efforts to address the needs of older adults in our community through several surveys, community forums, data tracking and through the formation of a senior council. We have received positive feedback on our recent Senior Resource Guide created by Parks & Rec. assistant director David Tovey and he is eager to continue age-friendly developments for the town! At our last Recreation Advisory Board meeting on May 2, 2023, the board voted unanimously to recommend the Parks & Recreation department move forward with the application process to join AARP's Age-Friendly Network of states and communities.

This network serves as an organizing structure for making community improvements; fosters partnerships among community groups and local stakeholders; provides resources for identifying and assessing community needs and enables community improvements that benefit people of all ages. Benefits of joining this network include: access to expert-led webinars and technical assistance from livability professionals, connections to a national network of more than 700 enrolled communities, a private group forum for discussions, asking questions and finding answers; as well as support, guidance and best-practice resources from AARP about creating an action plan and documenting progress. Membership in this network is free.

We ask that the board support our request to move forward with the application process, so that we can continue our efforts towards making Exeter, NH a place where people want to age in place.

Respectfully Yours,
Greg Bisson
Director Exeter Parks and Recreation



AARP Network of Age-Friendly States and Communities

An age-friendly community is livable for people of *all* ages

America's Population Is Rapidly Aging

According to the U.S. Census Bureau, by 2034 the nation will have more people age 65 or older than under 18. By 2060, nearly 1 in 4 people in the United States will be at least 65 years old.

This demographic shift presents an opportunity for communities that are prepared. Well-designed, age-friendly communities foster economic growth and make for happier, healthier residents of all ages.

The **AARP Network of Age-Friendly States and Communities** supports the work of local, regional and state governments as they prepare for the nation's changing demographics. Established in 2012, the network includes towns, cities, counties and states that have made a commitment to being more livable for people of all ages, and especially older adults.

The program's framework equips local leaders and residents with resources for assessing the needs of older adults related to housing and transportation options, access to key services, and opportunities to participate in community activities. Once identified, those needs can be incorporated into an action plan.



Age-Friendly Communities
Are Livable for
People of All Ages
aarp.org/livable

Membership in the network:

- Serves as an organizing structure for making community improvements
- Fosters partnerships among community groups and local stakeholders
- Provides resources for identifying and assessing community needs
- Enables community improvements that benefit people of all ages

Membership provides local leaders with:

- Access to expert-led webinars and technical assistance from livability professionals
- Connections to a national network of more than 700 enrolled communities
- A private group forum for discussions, asking questions and finding answers
- Support, guidance and best-practice resources from AARP about creating an action plan and documenting progress

Membership in the AARP Network of Age-Friendly States and Communities is *free!*

Membership matters:

- 68% of communities successfully advanced policy changes
- 86% of communities overcame barriers
- More than 100 million people in the United States live in a community that is committed to being age-friendly.

DEMOGRAPHIC DATA: "Demographic Turning Points for the United States: Population Projections for 2020 to 2060," *Current Population Reports*, P25-1144, U.S. Census Bureau, Washington, D.C., 2020
AARP NETWORK OF AGE-FRIENDLY STATES AND COMMUNITIES DATA: 2022 Member List and Survey

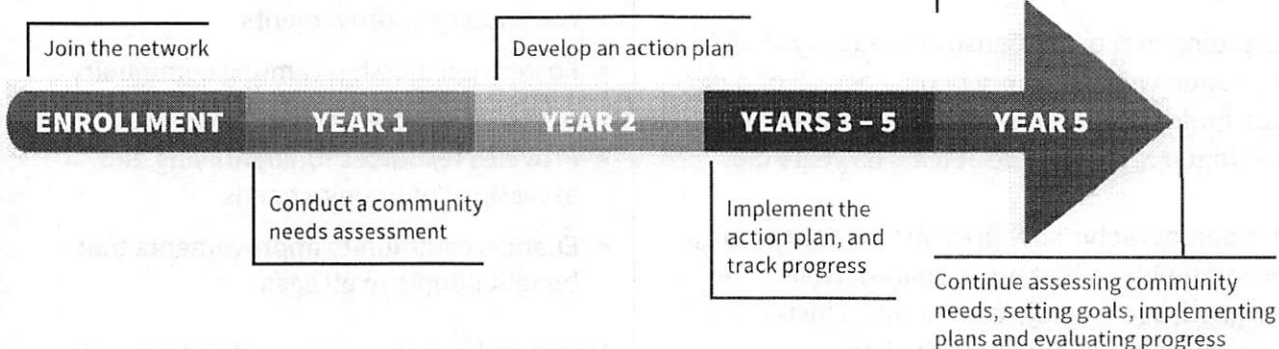


Enrolling in the Network

Communities enroll individually or as part of a region. A governor can choose to enroll an entire state. All towns, villages, townships, boroughs, cities, counties and states seeking to enroll in the AARP Network of Age-Friendly States and Communities are required to submit a membership application. The community must also provide a letter of commitment signed by the jurisdiction's highest elected official (e.g., a governor, mayor, county executive) or a legislative body can pass and provide a resolution in support of membership.

Learn more and find the membership application via AARP.org/AgeFriendly.

The Age-Friendly Program Process

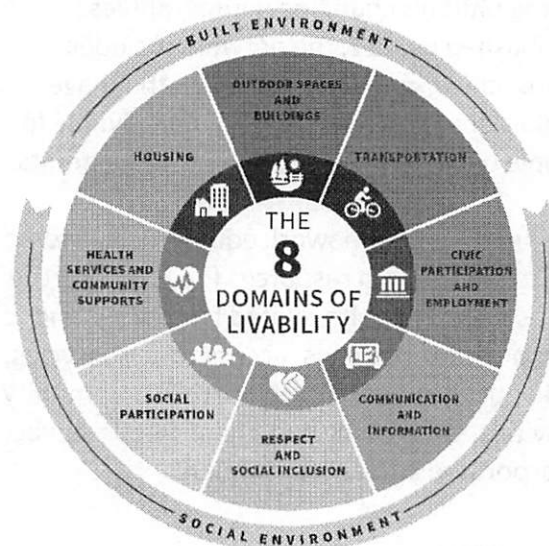


The Program Steps

Members of the **AARP Network of Age-Friendly States and Communities** commit to an assessment process and cycle of continuous improvement, the steps of which typically require the member community to:

1. Establish a way to include older residents in all stages of the age-friendly process
2. Conduct a community needs assessment (*AARP provides survey examples and access to an online tool*)
3. Develop an action and evaluation plan based on the assessment results and submit to AARP for review
4. Implement the plan and work toward its goals
5. Assess the impact of implementing the plan and submit progress reports
6. Share solutions, successes and best practices across the age-friendly network
7. Repeat!

The **8 Domains of Livability** is the framework used by states and communities enrolled in the network to organize and prioritize their work. The availability and quality of these community features impact the well-being of older adults and people of all ages.



LEARN MORE, GET IN TOUCH

- **Website:** AARP.org/AgeFriendly or AARP.org/Livable
- **Twitter:** @AARPLivable
- **Email:** AARPAge-FriendlyNetwork@AARP.org
- **Free Newsletter:** AARP.org/LivableSubscribe
- **Facebook:** /AARPLivableCommunities
- **Locate Your AARP State Office:** AARP.org/States or call 1-888-687-2277

OR SCAN THIS CODE



D19860

Special Town Meeting Discussion



EXETER PUBLIC WORKS DEPARTMENT

13 NEWFIELDS ROAD • EXETER, NH • 03833-4540 • (603) 773-6157 • FAX (603) 772-1355
www.exeternh.gov

MEMO


DATE: May 12, 2023
TO: Russell Dean, Town Manager
FROM: Paul Vlasich, PE - Interim Public Works Director
RE: Siphon Project Update

Here is a summary of some key siphon items over the last two weeks.

1. Administrative:
 - a. Change Orders #3 was signed on 5/3 which locks in pricing for current drill and a future drill.
 - b. Contractor submitted documentation for revised drilling, equipment, procedures, and alignment.
 - c. Consultant discussed CWSRF funding availability with NHDES. Amending the current loan is feasible through the warrant article process.
2. Drilling
 - a. Began Drilling on Tuesday – just enough to setup the gyro location device and pressure gauge.
 - b. The Contractor completed approximately 190 feet of the pilot bore by end of week.
 - c. The contractor is currently at the rock face and will begin rock drilling on Monday.
 - d. Contractor has hired a Mud Engineer and added an annular pressure monitor to the drill allowing the Contractor to better track the condition of their borehole, increasing the potential of a successful bore.
3. Site Improvements
 - a. Contractor cut the two 10-inch pipelines and moved offsite to the DPW complex.
 - b. Gravel ramp installed over 12-inch pipeline at the walkway near the gazebo for improved access to park
 - c. Contractor condensed their construction site to leave space for the farmers market and access to the gazebo.
 - d. Similar housekeeping measures were performed on the Mill side of the project.

FY23 Household Hazardous Waste Grant

**TOWN OF EXETER
MEMORANDUM**

TO: Select Board
FROM: Town Manager 
RE: Household Hazardous Waste Collection Grant
DATE: May 12th, 2023

The Town annually accepts a state grant to assist in funding the Household Hazardous Waste Collection event in October.

This agenda item is to accept the grant of up to \$7,150 for the purposes of offsetting costs related to the Household Hazardous Waste Collection to be held in October 2023.

GRANT AGREEMENT

The State of New Hampshire and the Grantee
 hereby Mutually agree as follows:
 GENERAL PROVISIONS

1. Identification and Definitions.

1.1. State Agency Name Department of Environmental Services		1.2. State Agency Address 29 Hazen Drive Concord, NH 03301	
1.3. Grantee Name Town of Exeter		1.4. Grantee Address 10 Front Street Exeter, NH 03833	
1.5 Grantee Phone # 603-658-0518	1.6. Account Number 03-44-44-440010-5923- 073-500580	1.7. Completion Date June 30, 2024	1.8. Grant Limitation \$7,150
1.9. Grant Officer for State Agency Dean F. Robinson II		1.10. State Agency Telephone Number 603-271-2047	
If Grantee is a municipality or village district: "By signing this form we certify that we have complied with any public meeting requirement for acceptance of this grant, including if applicable RSA 31:95-b."			
1.11. Grantee Signature 1		1.12. Name & Title of Grantee Signor 1	
Grantee Signature 2		Name & Title of Grantee Signor 2	
Grantee Signature 3		Name & Title of Grantee Signor 3	
1.13 State Agency Signature(s)		1.14. Name & Title of State Agency Signor(s) Robert R. Scott, Commissioner	
1.15. Approval by Attorney General (Form, Substance and Execution) (if G & C approval required)			
By: Assistant Attorney General , On: / /			
1.16. Approval by Governor and Council (if applicable)			
By: On: / /			

2. **SCOPE OF WORK:** In exchange for grant funds provided by the State of New Hampshire, acting through the Agency identified in block 1.1 (hereinafter referred to as "the State"), the Grantee identified in block 1.3 (hereinafter referred to as "the Grantee"), shall perform that work identified and more particularly described in the scope of work attached hereto as EXHIBIT B (the scope of work being hereinafter referred to as "the Project").

3. **AREA COVERED.** Except as otherwise specifically provided for herein, the Grantee shall perform the Project in, and with respect to, the State of New Hampshire. files, form 9.2.
4. **EFFECTIVE DATE: COMPLETION OF PROJECT.** ulae, 9.2.
- 4.1. This Agreement, and all obligations of the parties hereunder, shall become effective on the date on the date of approval of this Agreement by the Governor and Council of the State of New Hampshire if required (block 1.16), or upon signature by the State Agency as shown in block 1.14 ("the Effective Date"). maps, surve 9.3.
- 4.2. Except as otherwise specifically provided herein, the Project, including all reports required by this Agreement, shall be completed in ITS entirety prior to the date in block 1.7 (hereinafter referred to as "the Completion Date"). charts, 9.4.
5. **GRANT AMOUNT: LIMITATION ON AMOUNT: VOUCHERS: PAYMENT.** soun 9.5.
- 5.1. The Grant Amount is identified and more particularly described in EXHIBIT C, attached hereto. d recor 10.
- 5.2. The manner of, and schedule of payment shall be as set forth in EXHIBIT C. dings 10.
- 5.3. In accordance with the provisions set forth in EXHIBIT C, and in consideration of the satisfactory performance of the Project, as determined by the State, and as limited by subparagraph 5.5 of these general provisions, the State shall pay the Grantee the Grant Amount. The State shall withhold from the amount otherwise payable to the Grantee under this subparagraph 5.3 those sums required, or permitted, to be withheld pursuant to N.H. RSA 80:7 through 7-c. dings, picto 11.
- 5.4. The payment by the State of the Grant amount shall be the only, and the complete payment to the Grantee for all expenses, of whatever nature, incurred by the Grantee in the performance hereof, and shall be the only, and the complete, compensation to the Grantee for the Project. The State shall have no liabilities to the Grantee other than the Grant Amount. rial repro 11.1.
- 5.5. Notwithstanding anything in this Agreement to the contrary, and notwithstanding unexpected circumstances, in no event shall the total of all payments authorized, or actually made, hereunder exceed the Grant limitation set forth in block 1.8 of these general provisions. ductio 11.1.1.
6. **COMPLIANCE BY GRANTEE WITH LAWS AND REGULATIONS.** In connection with the performance of the Project, the Grantee shall comply with all statutes, laws regulations, and orders of federal, state, county, or municipal authorities which shall impose any obligations or duty upon the Grantee, including the acquisition of any and all necessary permits and RSA 31-95-b. ons, draw 11.1.2.
- 7.1. **RECORDS and ACCOUNTS.** Between the Effective Date and the date seven (7) years after the Completion Date, unless otherwise required by the grant terms or the Agency, the Grantee shall keep detailed accounts of all expenses incurred in connection with the Project, including, but not limited to, costs of administration, transportation, insurance, telephone calls, and clerical materials and services. Such accounts shall be supported by receipts, invoices, bills and other similar documents. ings, anal 11.1.3.
- 7.2. Between the Effective Date and the date seven (7) years after the Completion Date, unless otherwise required by the grant terms or the Agency pursuant to subparagraph 7.1, at any time during the Grantee's normal business hours, and as often as the State shall demand, the Grantee shall make available to the State all records pertaining to matters covered by this Agreement. The Grantee shall permit the State to audit, examine, and reproduce such records, and to make audits of all contracts, invoices, materials, payrolls, records of personnel, data (as that term is hereinafter defined), and other information relating to all matters covered by this Agreement. As used in this paragraph, "Grantee" includes all persons, natural or fictional, affiliated with, controlled by, or under common ownership with, the entity identified as the Grantee in block 1.3 of these provisions **PERSONNEL.** repre 11.1.4.
- 8.1. The Grantee shall, at its own expense, provide all personnel necessary to perform the Project. The Grantee warrants that all personnel engaged in the Project shall be qualified to perform such Project, and shall be properly licensed and authorized to perform such Project under all applicable laws. senta 11.2.
- 8.2. The Grantee shall not hire, and it shall not permit any subcontractor, subgrantee, or other person, firm or corporation with whom it is engaged in a combined effort to perform the Project, to hire any person who has a contractual relationship with the State, or who is a State officer or employee, elected or appointed. tions, 11.2.1.
- 8.3. The Grant Officer shall be the representative of the State hereunder. In the event of any dispute hereunder, the interpretation of this Agreement by the Grant Officer, and his/her decision on any dispute, shall be final. 11.2.2.
- 9.1. **DATA; RETENTION OF DATA; ACCESS.** As used in this Agreement, the word "data" shall mean all information and things developed or obtained during the performance of, or acquired or developed by reason of, this Agreement, including, but not limited to, all studies, reports, 11.2.3.

com whether finished or unfinished.

p Between the Effective Date and the Completion Date the Grantee shall grant
u to the State, or any person designated by it, unrestricted access to all
t data for examination, duplication, publication, translation, sale, disposal, or
e for any other purpose whatsoever.

r No data shall be subject to copyright in the United States or any other country
p by anyone other than the State.

r On and after the Effective Date all data, and any property which has been
o received from the State or purchased with funds provided for that
g purpose under this Agreement, shall be the property of the State, and shall
r be returned to the State upon demand or upon termination of this
a Agreement for any reason, whichever shall first occur.

m The State, and anyone it shall designate, shall have unrestricted authority
s, to publish, disclose, distribute and otherwise use, in whole or in part, all data.

c CONDITIONAL NATURE OR AGREEMENT. Notwithstanding anything in this
o Agreement to the contrary, all obligations of the State hereunder, including,
m without limitation, the continuance of payments hereunder, are contingent
p upon the availability or continued appropriation of funds, and in no event shall
u the State be liable for any payments hereunder in excess of such available or
t appropriated funds. In the event of a reduction or termination of those
e funds, the State shall have the right to withhold payment until such funds
r become available, if ever, and shall have the right to terminate this
p Agreement immediately upon giving the Grantee notice of such termination.

ri EVENT OF DEFAULT: REMEDIES.

n Any one or more of the following acts or omissions of the Grantee shall
t constitute an event of default hereunder (hereinafter referred to as "Events of
o Default"): Failure to perform the Project satisfactorily or on schedule; or
u Failure to submit any report required hereunder; or
t Failure to maintain, or permit access to, the records required hereunder; or
s, Failure to perform any of the other covenants and conditions of this
n Agreement. Upon the occurrence of any Event of Default, the State may take
o any one, or more, or all, of the following actions:

t Give the Grantee a written notice specifying the Event of Default and requiring
e it to be remedied within, in the absence of a greater or lesser specification of
s, time, thirty (30) days from the date of the notice; and if the Event of
l Default is not timely remedied, terminate this Agreement, effective two (2)
e days after giving the Grantee notice of termination; and

t Give the Grantee a written notice specifying the Event of Default and
e suspending all payments to be made under this Agreement and ordering that
r the portion of the Grant Amount which would otherwise accrue to the
s, Grantee during the period from the date of such notice until such time
m as the State determines that the Grantee has cured the Event of Default
e shall never be paid to the Grantee; and Set off against any other obligation
m the State may owe to the Grantee any damages the State suffers by reason of
o any Event of Default; and

r Treat the agreement as breached and pursue any of its remedies at law or in
a equity, or both.

n TERMINATION.

d In the event of any early termination of this Agreement for any reason other
a than the completion of the Project, the Grantee shall deliver to the Grant
p Officer, not later than fifteen (15) days after the date of termination, a
e report (hereinafter referred to as the "Termination Report") describing in
r, detail all Project Work performed, and the Grant Amount earned, to and
a including the date of termination. In the event of Termination under
n paragraphs 10 or 12.4 of these general provisions, the approval of such a
d Termination Report by the State shall entitle the Grantee to receive that
o portion of the Grant amount earned to and including the date of
c termination.

u In the event of Termination under paragraphs 10 or 12.4 of these general
m provisions, the approval of such a Termination Report by the State shall in
e no event relieve the Grantee from any and all liability for damages
n sustained or incurred by the State as a result of the Grantee's breach of its
t obligations hereunder.

s, Notwithstanding anything in this Agreement to the contrary, either the State
a or, except where notice default has been given to the Grantee hereunder, the
ll Grantee, may terminate this Agreement without cause upon thirty (30) days
written notice. CONFLICT OF INTEREST. No officer, member of employee of
the Grantee, and no representative, officer or employee of the State of New
Hampshire or of the governing body of the locality or localities in which
the Project is to be performed, who exercises any functions or
responsibilities in the review or

- approval of the undertaking or carrying out of such Project, shall participate in any decision relating to this Agreement which affects his or her personal interest or the interest of any corporation, partnership, or association in which he or she is directly or indirectly interested, nor shall he or she have any personal or pecuniary interest, direct or indirect, in this Agreement or the proceeds thereof. **GRANTEE'S RELATION TO THE STATE.** In the performance of this Agreement the Grantee, its employees, and any subcontractor or subgrantee of the Grantee are in all respects independent contractors, and are neither agents nor employees of the State. Neither the Grantee nor any of its officers, employees, agents, members, subcontractors or subgrantees, shall have authority to bind the State nor are they entitled to any of the benefits, workmen's compensation or emoluments provided by the State to its employees.
- ASSIGNMENT AND SUBCONTRACTS.** The Grantee shall not assign, or otherwise transfer any interest in this Agreement without the prior written consent of the State. None of the Project Work shall be subcontracted or subgranted by the Grantee other than as set forth in Exhibit B without the prior written consent of the State.
- INDEMNIFICATION.** The Grantee shall defend, indemnify and hold harmless the State, its officers and employees, from and against any and all losses suffered by the State, its officers and employees, and any and all claims, liabilities or penalties asserted against the State, its officers and employees, by or on behalf of any person, on account of, based on, resulting from, arising out of (or which may be claimed to arise out of) the acts or omissions of the Grantee or subcontractor, or subgrantee or other agent of the Grantee. Notwithstanding the foregoing, nothing herein contained shall be deemed to constitute a waiver of the sovereign immunity of the State, which immunity is hereby reserved to the State. This covenant shall survive the termination of this agreement.
- INSURANCE.**
The Grantee shall, at its own expense, obtain and maintain in force, or shall require any subcontractor, subgrantee or assignee performing Project work to obtain and maintain in force, both for the benefit of the State, the following insurance:
- Statutory workers' compensation and employees liability insurance for all employees engaged in the performance of the Project, and
General liability insurance against all claims of bodily injuries, death or property damage, in amounts not less than \$1,000,000 per occurrence and \$2,000,000 aggregate for bodily injury or death any one incident, and \$500,000 for property damage in any one incident; and
- 17.2. The policies described in subparagraph 17.1 of this paragraph shall be the standard form employed in the State of New Hampshire, issued by underwriters acceptable to the State, and authorized to do business in the State of New Hampshire. Grantee shall furnish to the State, certificates of insurance for all renewal(s) of insurance required under this Agreement no later than ten (10) days prior to the expiration date of each insurance policy.
18. **WAIVER OF BREACH.** No failure by the State to enforce any provisions hereof after any Event of Default shall be deemed a waiver of its rights with regard to that Event, or any subsequent Event. No express waiver of any Event of Default shall be deemed a waiver of any provisions hereof. No such failure of waiver shall be deemed a waiver of the right of the State to enforce each and all of the provisions hereof upon any further or other default on the part of the Grantee.
19. **NOTICE.** Any notice by a party hereto to the other party shall be deemed to have been duly delivered or given at the time of mailing by certified mail, postage prepaid, in a United States Post Office addressed to the parties at the addresses first above given.
20. **AMENDMENT.** This Agreement may be amended, waived or discharged only by an instrument in writing signed by the parties hereto and only after approval of such amendment, waiver or discharge by the Governor and Council of the State of New Hampshire, if required or by the signing State Agency.
21. **CONSTRUCTION OF AGREEMENT AND TERMS.** This Agreement shall be construed in accordance with the law of the State of New Hampshire, and is binding upon and inures to the benefit of the parties and their respective successors and assignees. The captions and contents of the "subject" blank are used only as a matter of convenience, and are not to be considered a part of this Agreement or to be used in determining the intend of the parties hereto.
22. **THIRD PARTIES.** The parties hereto do not intend to benefit any third parties and this Agreement shall not be construed to confer any such benefit.
23. **ENTIRE AGREEMENT.** This Agreement, which may be executed in a number of counterparts, each of which shall be deemed an original, constitutes the entire agreement and understanding between the parties, and supersedes all prior agreements and understandings relating hereto.
24. **SPECIAL PROVISIONS.** The additional or modifying provisions set forth in Exhibit A hereto are incorporated as part of this agreement.

EXHIBIT A
Special Terms and Conditions

1. The State reserves the right to audit the Grantee's expenditures for the Project and to retract and/or seek reimbursement for Grant Monies paid to the Grantee whenever, subsequent to payment of Grant Monies, it becomes known that any of the terms and conditions of this agreement were, in fact, not fulfilled.

2. Paragraph 15 of the General Provisions is amended in that the parties intend the Grantee to retain a Contractor in accordance with Exhibit A of this agreement.

EXHIBIT B
Scope of Services

1. The Grantee shall conduct the collection portion of its Project for **Exeter, Stratham, Newfields, East Kingston, Epping, Seabrook, and South Hampton** in accordance with the terms and conditions of a contract which incorporates, at a minimum, all of the provisions set forth in Section 3 below between the Grantee and its contracted permitted hazardous waste transporter (the contractor). For purposes of this agreement, the contractor shall mean the primary contractor and the Subcontractor means all additional contractors that the contractor hires for participating in the Project.
2. The Grantee shall spend its grant monies solely for the purpose of paying the Project's contractor and/or for paying the expenses associated with conducting the Project's educational component, as required under the NH Hazardous Waste Rules Env-Hw 1003.07.
3. The Grantee shall enter into a contract with a contractor to perform the household hazardous waste collection project that includes, as a minimum, the following provisions:
 - a. That the contractor shall handle all household hazardous wastes collected at the project site as hazardous wastes, and shall comply with all state and federal laws and regulations governing hazardous waste, including but not limited to, the provisions of RSA 147-A and Chapter Env-Wm 100 through Chapter Env-Hw 1000 involving hazardous waste safety standards, transportation requirements, and requirements for proper generation, treatment, storage, and disposal of hazardous wastes. Said requirements shall include RSA 147-A, Chapter Env-Hw 100 through Chapter Env-Wm 1000, and those of the state(s) through which and to which the waste has been sent;
 - b. That the contractor must act as the generator of the hazardous wastes that it collects at the project site and that the contractor must sign the Project's manifest forms as such generator;
 - c. That the contractor must have all necessary permits and licenses to handle and transport hazardous wastes in New Hampshire and other states associated with the conduct of the project;
 - d. That the contractor may not assign or subcontract any of the duties to be performed under the contract without prior written approval by the Grantee and by the Department. Further, that any additional Subcontractor must also have all necessary permits and licenses to carry out the functions that are the subject of the subcontract;
 - e. That the contractor shall, at its sole expense, obtain and maintain in force, and shall require all Subcontractors to obtain and maintain in force, comprehensive public liability insurance against all claims of bodily injuries, death, or property damage, in amounts and terms complying with, at a minimum, all applicable state requirements for hazardous waste transporters, including NH Code of Administrative Rules Env-Hw 603.12. Such policies shall cover the State and the Grantee as additional insured parties and shall comply, in form and substance, with all applicable provisions of the NH Liability Insurance Act, RSA Ch. 412, and the rules thereunder;
 - f. That the contractor shall transport all household hazardous wastes collected at the project site to an authorized treatment, storage, or disposal facility. Said facility shall be in compliance with appropriate state and federal requirements.

EXHIBIT B continued

- g. That the Grantee shall not pay the contractor until after (1) the Department has received copies of all Project manifest forms required under Part Env-Hw 510, including Copy #2 of all Project manifest forms signed by the operator of the permitted hazardous waste facility or facilities to which the Project's collected hazardous wastes were delivered, and (2) the Department has reviewed the Project's collection, handling, transportation, storage, treatment, recycling and disposal of hazardous waste for compliance with applicable state and federal requirements. The Department's payment of funds to the Grantee shall not be construed as a waiver of any past, present or future right, claim, or cause of action related to the performance of this agreement or the enforcement of any applicable State or federal law;
 - h. That the contractor shall adhere to a work plan and a site safety plan, such plans may be reviewed by the Department.
 - i. That the Department may exercise its authority to modify, suspend or terminate the Project if it decides that the Project poses a threat to human health or the environment; and
4. The Grantee shall conduct public education activities regarding household hazardous waste in accordance with the provisions of RSA 147-B:6, I-a and Section Env-Hw 1003.07. Said activities shall include those set forth in the Grantee's application for Grant Monies, as approved by the Department.
5. The Grantee shall keep a count of persons participating in the Project and to conduct a questionnaire of said persons incorporating, at a minimum, the questions set forth on the Participant Exit Survey.
6. The Grantee shall conduct the collection portion of its project on or before the completion date shown in Section 1.6 of the contract. Failure to do so may result in termination of this agreement.
7. The Grantee shall allow the Department to have access to and conduct any monitoring of the Project deemed necessary by the Department to ensure its compliance with the terms of the contract and with state and federal statutes and regulations.

EXHIBIT C
Price and Payments

1. The State agrees to pay the Grantee the Grant Monies upon the successful completion of the Project. Successful completion shall mean that (1) the Grantee has fulfilled the terms and conditions of this agreement, (2) the Grantee's accounting records, submitted to the Department have been reviewed by the Department, (3) the contractor has fulfilled the terms and conditions of its contract with the Grantee, and (4) the State has received and reviewed all Project manifest forms required in accordance with this contract and all applicable state and federal requirements. No Grant Monies shall be paid to the Grantee until the Department has determined that all the Project's collected hazardous wastes have been delivered to a permitted hazardous waste facility and the Department has reviewed the handling, transportation, and storage, treatment, recycling and/or disposal of the Project's collected hazardous wastes for compliance with applicable state and federal requirements. Said requirements shall include RSA 147-A, Chapter Env-Wm 100 through Chapter Env-Wm 1000, and those of the state(s) through which and to which the waste has been sent. However, the payment of funds to the Grantee shall not be construed as a waiver by the Department of any past, present or future right, claim or cause of action related to the performance of this agreement or the enforcement of all applicable state or federal laws.
2. Upon fulfillment of the terms and conditions of this contract, including all of the conditions of a successful completion of the Project, the Department shall pay to the Grantee Grant Monies in the amount not to exceed **\$7,150** This amount is based on a rate of **\$0.15875 cents per capita** and on a population base of **45,034** to be made to the Grantee within 30 days of either the Department's receipt of the Grantee to be served by this Project. However, in no case shall the Department pay more than fifty percent (50%) of the total costs of the Project. All invoices must be submitted no more than 45 days past the completion date of the contract. Invoices greater than 180 days past the completion date will not be accepted or paid. Payment shall be made to the Grantee within 30 days of either the Department's receipt of the Grantee's invoice or the Department's determination that the Project has been successfully completed in accordance with this contract, whichever is later.
3. Grantee expenses not directly associated with the Project shall not be reimbursable by the Department. Only costs that otherwise would not have been spent by the Grantee were it not for the Project, and the Grantee's coordination thereof, shall be reimbursed by the Department. Nonreimbursable items shall include, but not be limited to, the following: employee benefits, payroll taxes, insurance, rent, utilities, dues, and depreciation.
4. The Grantee agrees to expend monies on the Project in an amount not less than the Project's Grant Monies, in fulfillment of the matching requirement set forth in RSA 147-B:6, I-a and in Part Env-Wm 1003.
5. The Grantee agrees to pay for all Project costs beyond the amount of Grant Monies.
6. Prior to the Department's awarding of the Grant Monies specified in this agreement, the Grantee agrees to provide the Department with records showing an accounting for all monies spent and/or costs incurred from the Project, including the Project's Grant Monies. Further, the Grantee agrees that no Grant Monies shall be paid by the Department unless and until the Department has reviewed and determined that such costs or expenditures qualify for funding under the terms of this agreement, and all applicable state and federal requirements; provided that the Department's payment of funds to the Grantee shall not be construed as a waiver of any past, present or future right, claim or cause of action related to the performance of this agreement or any applicable state or federal law.
7. The Grantee agrees to submit an invoice to the State for the Grant Monies specified in this agreement. Said invoice shall be submitted to the NH Department of Environmental Services, 29 Hazen Drive, Concord, NH 03301-6509.

Certificate of Authority by Vote

I, _____, hereby certify that I am duly elected Clerk/Secretary of
(Name)
_____. I hereby certify the following is a true copy of a vote taken at
(Name of Municipality)
a meeting of the Board of Directors, duly called and held on _____, 20 __,
at which a quorum of the Directors were present and voting.

VOTED: That _____ (may list more than one person) is
(Name and Title)

duly authorized to enter into contracts or agreements on behalf of

_____ with the State of New Hampshire and any of
(Name of Municipality)

its agencies or departments and further is authorized to execute any documents
which may in his/her judgment be desirable or necessary to affect the purpose of
this vote.

I hereby certify that said vote has not been amended or repealed and remains in full force
and effect as of the date of the contract to which this certificate is attached. I further certify that it
is understood that the State of New Hampshire will rely on this certificate as evidence that the
person(s) listed above currently occupy the position(s) indicated and that they have full authority
to bind the corporation. To the extent that there are any limits on the authority of any listed
individual to bind the corporation in contracts with the State of New Hampshire, all such
limitations are expressly stated herein.

DATED: _____

ATTEST: _____
(Name & Title)

Certificate of Authority by Bylaws

I, _____, hereby certify that I am duly elected Clerk/Secretary of
(Name)
_____. I hereby certify the following is a true copy of the
(Name of Municipality)
current Bylaws and that the Bylaws authorize the following person or position to bind the
Municipality for contractual obligations _____.
(list title or position)

I further certify that the following individuals currently hold the office or positions
authorized: _____.
(list individuals holding positions authorized)

I further certify that it is understood that the State of New Hampshire will rely on this
certificate as evidence that the person listed above currently occupies the position indicated
and that they have full authority to bind the corporation.

DATED: _____

ATTEST: _____
(Name & Title)

Economic Development Update – Darren Winham

RSA 79E Request – 173-179 Water Street “Smith Building”

Legal Notice
NOTICE OF PUBLIC HEARING
RSA 79-E REQUEST

The Exeter Select Board hereby gives notice of a public hearing on the granting of 79-E tax relief to 173-179 Water Street, Exeter, or the "Smith Building." This hearing will be held Monday, May 15 at 7:00 p.m., in the Nowak Room of the Exeter Town Offices. This hearing will be held pursuant to RSA 79-E.

Dated: May 12, 2023

Exeter Town Manager
Russell Dean

Memo

To: Select Board
From: Darren Winham, Director
Date: 4.13.23
Re: Jones & Wilson Realty, LLC request

Jones & Wilson Realty, LLC, owner of 173-177 Water Street (aka The Smith Building), is requesting from the Town of Exeter consideration for the Community Revitalization Tax Relief Incentive (RSA 79-E). Enclosed please find Jones & Wilson Realty, LLC's application received in completed form on March 24, 2023. According to the application process outlined on the town website, the Economic Development Department receives the application for review. Upon review, the application appears complete as it details the cost of rehabilitation which totals \$880,000 which meets the 15% of the assessed valuation requirement set forth in Section 2 as the current lot is assessed at \$1,626,100. The application outlines the public benefits the applicant feels are being achieved as addressed in Section 7 of the attached legislation.

The procedure for action by the Select Board is as follows:

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

I have enclosed: RSA 79-E legislation; Reference Map of 79-E District Areas; Jones & Wilson Realty, LLC Application including Substantial Rehabilitation Budget; National Register of Historic Places Nomination Form (as consideration for Section 5.4), and; Jones & Wilson Realty, LLC plan set.

TITLE V TAXATION

Chapter 79-E COMMUNITY REVITALIZATION TAX RELIEF INCENTIVE

Section 79-E:1

79-E:1 Declaration of Public Benefit. –

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

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

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

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

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

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

Section 79-E:2

79-E:2 Definitions. –

In this chapter:

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

II. (a) " Qualifying structure " means a building located in a district officially designated in a municipality's master plan, or by zoning ordinance, as a downtown, town center, central business district, or village center, or, where no such designation has been made, in a geographic area

which, as a result of its compact development patterns and uses, is identified by the governing body as the downtown, town center, or village center for purposes of this chapter.

(b) Qualifying structure shall also mean:

(1) Historic structures in a municipality whose preservation and reuse would conserve the embodied energy in existing building stock.

(2) A one or 2-family home or an attached multi-family home with not more than 4 units located in a residential property revitalization zone designated under RSA 79-E:4-b and which is at least 40 years old.

(c) Cities or towns may further limit "qualifying structure" according to the procedure in RSA 79-E:3 as meaning only a structure located within such districts that meet certain age, occupancy, condition, size, or other similar criteria consistent with local economic conditions, community character, and local planning and development goals.

(d) Cities or towns may further modify "qualifying structure" to include buildings that have been destroyed by fire or act of nature, including where such destruction occurred within 15 years prior to the adoption of the provisions of this chapter by the city or town.

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

(f) In a city or town that has adopted the provisions of RSA 79-E:4-c, "qualifying structure" also means a housing unit or units constructed in a housing opportunity zone established under RSA 79-E:4-c.

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

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

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

VI. "Tax relief" means:

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

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

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

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

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

Source. 2006, 167:1. 2009, 200:5-7. 2010, 329:1, 2. 2011, 237:1, 2, eff. July 5, 2011. 2013, 78:2, eff. April 1, 2013. 2017, 203:2, eff. Sept. 3, 2017. 2021, 200:2, Pt. I, Sec. 2, eff. Oct. 9, 2021; 200:2, Pt. I, Sec. 4, eff. Apr. 1, 2022.

Section 79-E:3

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

- I. Any city or town may adopt or modify the provisions of this chapter by voting whether to accept for consideration or modify requirements for requests for community revitalization tax relief incentives. Any city or town may do so by following the procedures in this section.
- II. In a town, other than a town that has adopted a charter pursuant to RSA 49-D, the question shall be placed on the warrant of a special or annual town meeting, by the governing body or by petition under RSA 39:3.
- III. In a city or town that has adopted a charter under RSA 49-C or RSA 49-D, the legislative body may consider and act upon the question in accordance with its normal procedures for passage of resolutions, ordinances, and other legislation. In the alternative, the legislative body of such municipality may vote to place the question on the official ballot for any regular municipal election.
- IV. If a majority of those voting on the question vote "yes," applications for community revitalization tax relief incentives may be accepted and considered by the local governing body at any time thereafter, subject to the provisions of paragraph VI of this section.
- V. If the question is not approved, the question may later be voted on according to the provisions of paragraph II or III of this section, whichever applies.
- VI. The local governing body of any town or city that has adopted this program may consider rescinding its action in the manner described in paragraph II or III of this section, whichever applies. A vote terminating the acceptance and consideration of such applications shall have no effect on incentives previously granted by the city or town, nor shall it terminate consideration of applications submitted prior to the date of such vote.

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

Section 79-E:4

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- (b) The ability to satisfy or expedite repayment of debt service obligations incurred for a tax increment financing district; or
- (c) The ability to satisfy program administration, operating, or maintenance expenses within a tax increment financing district.

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

Section 79-E:4-a

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

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

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

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

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

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

Section 79-E:4-b

79-E:4-b Residential Property Revitalization Zones. –

I. A city or town may adopt the provisions of this section by vote of its legislative body, according to the procedures described in RSA 79-E:3, to establish tax relief for the owners of a one or 2-family home or an attached multi-family home with not more than 4 units and which is at least 40 years old, who significantly improves the quality, condition, and/or use of an existing residential structure in a designated residential property revitalization zone.

II. The governing body of a municipality shall designate the area of a residential property revitalization zone in which the tax relief for qualifying structures shall apply. Municipalities may further establish criteria for the public benefits, goals, and measures that will determine the

eligibility of qualifying structures for tax relief located within a designated residential property revitalization zone.

III. Municipalities may grant tax relief to the qualifying structure and property as described in RSA 79-E:4 for the period of tax relief under RSA 79-E:5, provided that no property may be granted tax relief under this chapter more than once in a 20 year period.

Source. 2021, 200:2, Pt. I, Sec. 3, eff. Oct. 9, 2021.

Section 79-E:4-c

79-E:4-c Housing Opportunity Zone. – A city or town may adopt the provisions of this section by vote of its legislative body, in accordance with the procedures described in RSA 79-E:3, to establish a housing opportunity zone. To be eligible for tax relief under this section, the qualifying structure and property shall be located within the housing opportunity zone established by the municipality. No less than one-third of the housing units constructed shall be designated for households with an income of 80 percent or less of the area median income as measured by the United States Department of Housing and Urban Development, or the housing units in a qualifying structure shall be designated for households with incomes as provided in RSA 204-C:57, IV. A qualifying structure under this section shall be eligible for tax assessment relief for a period of up to 10 years, beginning upon issuance of the certification of occupancy.

Source. 2021, 200:2, Pt. I, Sec. 5, eff. Apr. 1, 2022.

Section 79-E:5

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

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

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

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

III. The governing body may, in its discretion, add up to an additional 4 years of tax relief for the substantial rehabilitation of a qualifying structure that is listed on or determined eligible for listing on the National Register of Historic Places, state register of historic places, or is located

within and important to a locally designated historic district, provided that the substantial rehabilitation is conducted in accordance with the U.S. Secretary of Interior's Standards for Rehabilitation.

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

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

Section 79-E:6

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

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

Section 79-E:7

79-E:7 Public Benefit. –

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

I. It enhances the economic vitality of the downtown;

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

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

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

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

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

Section 79-E:7-a

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

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

Section 79-E:8

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

- I. Tax relief for the substantial rehabilitation or replacement of a qualifying structure shall be effective only after a property owner grants to the municipality a covenant ensuring that the structure shall be maintained and used in a manner that furthers the public benefits for which the tax relief was granted and as otherwise provided in this chapter.
- II. The covenant shall be coextensive with the tax relief period. The covenant may, if required by the governing body, be effective for a period of time up to twice the duration of the tax relief period.
- III. The covenant shall include provisions requiring the property owner to obtain casualty insurance, and flood insurance if appropriate. The covenant may include, at the governing body's sole discretion, a lien against proceeds from casualty and flood insurance claims for the purpose of ensuring proper restoration or demolition of damaged structures and property. If the property owner has not begun the process of restoration, rebuilding, or demolition of such structure within one year following damage or destruction, the property owner shall be subject to the termination of provisions set forth in RSA 79-E:9, I.
- IV. The local governing body shall provide for the recording of the covenant to protect public benefit with the registry of deeds. It shall be a burden upon the property and shall bind all transferees and assignees of such property.
- V. The applicant shall pay any reasonable expenses incurred by the municipality in the drafting, review, and/or execution of the covenant. The applicant also shall be responsible for the cost of recording the covenant.

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

Section 79-E:9

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

- I. If the owner fails to maintain or utilize the building according to the terms of the covenant, or fails to restore, rebuild, or demolish the structure following damage or destruction as provided in RSA 79-E:8, III, the governing body shall, after a duly noticed public hearing, determine whether and to what extent the public benefit of the rehabilitation or replacement has been diminished and shall determine whether to terminate or reduce the tax relief period in accordance with such determination. If the covenant is terminated, the governing body shall assess all taxes to the owner as though no tax relief was granted, with interest in accordance with paragraph II.
- II. Any tax payment required under paragraph I shall be payable according to the following procedure:
 - (a) The commissioner of the department of revenue administration shall prescribe and issue forms to the local assessing officials for the payment due, which shall provide a description of the property, the market value assessment according to RSA 75:1, and the amount payable.
 - (b) The prescribed form shall be prepared in quadruplicate. The original, duplicate, and triplicate copy of the form shall be given to the collector of taxes for collection of the payment along with a special tax warrant authorizing the collector to collect the payment under the warrant. The quadruplicate copy of the form shall be retained by the local assessing officials for their records.

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

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

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

Section 79-E:10

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

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

Section 79-E:11

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

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

Section 79-E:12

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

Source. 2006, 167:1, eff. April 1, 2006. 2016, 85:2, eff. July 18, 2016.

Section 79-E:13

79-E:13 Extent of Tax Relief. –

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

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

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

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

Section 79-E:14

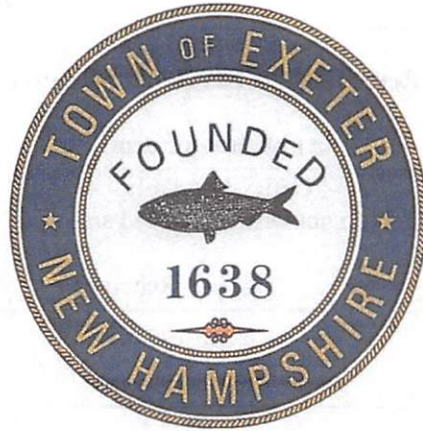
79-E:14 Other Programs. — The provisions of this chapter shall not apply to properties whose rehabilitation or construction is subsidized by state or federal grants or funds that do not need to be repaid totaling more than 50 percent of construction costs from state or federal programs.

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



RSA 79E Reference Map of Proposed District Areas:

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



Town of Exeter, New Hampshire

Community Revitalization Tax Relief Incentive

Instructions to the Applicant:

The following documents contain everything you need to complete your application for tax relief to revitalize your building. Please read everything carefully. The application materials are based upon the requirements set forth by NH RSA 79-E. You will need to fill out the application, take part in a public hearing with the Board of Selectmen, and execute a covenant with the Town. If you have any questions with the application, the process, or what to expect, please call Darren Winham, Economic Development Director, at 603-773-6122 or email dwinham@exeternh.gov.

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



Town of Exeter

Community Revitalization Tax Relief Incentive (RSA 79-E)

Application Form

Office Use Only
(do not write in shaded area)

Date Application Submitted: _____

Received by: _____

Building Information

Building Name (if any): The Smith Building

Building Address: 173-177 Water Street, Exeter NH 03833

Eligible Zoning District WC Waterfront Zoning District Tax Map 64 Lot 50

Contact throughout this application process will be made through the applicant listed below.

The property owner may designate an agent as the coordinator for the project. This person (the applicant) shall attend public hearings, will receive comments, recommendation, staff reports, and will communicate all case information to the other parties as required.

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

Applicant's Name Jones & Wilson Realty, LLC

Owner's Name Jones & Wilson Realty, LLC

Address: 41 Industrial Drive

Address: 41 Industrial Drive

City/Town: Exeter State: NH Zip: 03833

City/Town: Exeter State: NH Zip: 03833

Phone 603-828-6905 Fax: _____

Phone 603-828-6005 Fax: _____

E-mail: kevinjones1@gmail.com

E-mail: kevinjones1@gmail.com

Existing Building Information:

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

The current building use is two street level retail spaces of approximately 1200 square feet each and four second floor office spaces totaling approximately 3500 square feet.

Gross Square Footage of Building: 18,240 Year Building was Built: 1850

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

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

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

Project Description

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

A reconfiguration of the large retail space formally occupied by George & Phillips to one, 2000 square foot retail space and seven residential rental apartments with parking for the residences at the rear lower level of the property.

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

Will the project include new residential units? Yes No

If yes, please describe:

As mentioned, seven new residential rental apartments.

Will the project include affordable residential units? Yes No

If yes, please describe:

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

Yes No

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

If yes, describe and detail any terms of repayment:

Replacement of Qualifying Structure

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

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

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

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

Public Benefit (RSA 79:E -7)

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

Does the project provide the following public benefits?

(Check all that apply)

Enhances the economic vitality of the designated area. Yes No

If yes, please describe:

The project maintains and improves the retail presence at this site and adds seven new residential apartments and associated parking spaces at the rear lower level of the property.

Enhances and improves a culturally or historically important structure Yes No

If yes, please describe:

Our application has been approved by the town of Exeter Historic District Commission. Our intent is to improve this site with modern construction methods while maintaining the historic nature of the property.

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

If yes, please describe:

Our proposal improves an already in place retail environment and provides much needed downtown residential living and parking spaces.

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

If yes, Please describe:

Yes, we are providing seven new residential apartment dwellings with associated parking spaces.

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

If yes, please describe:

Substantial Rehabilitation

Describe the work to be done and estimated costs.

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

<p>Structural: _____ New footings, steel, framing and reinforcement for the new residences.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Estimated Cost:</p> <p>\$ 108,000</p>
<p>Electrical: _____ New distribution and equipment to support the renovated commercial space and seven residential apartments.</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Estimated Cost:</p> <p>\$ 70,000</p>
<p>Plumbing/Heating: _____ New plumbing and heating systems for seven residential apartments and one retail space.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Estimated Cost:</p> <p>\$ 52,000</p>
<p>Mechanical: _____ Modifications to modern HVAC systems for the residences.</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Estimated Cost:</p> <p>\$ 30,000</p>
<p>Other: _____ Construction costs for improvements not including mechanical, electrical and plumbing design fees.</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>Estimated Cost:</p> <p>\$ 620,000</p>
Total Estimated Project Cost:	
\$ 880,000	

Expected Project Start Date: 2/1/2023

Expected Project Completion Date: 8/1/2023



RSA 79E Reference Map of District Areas:

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

SEP 1 1984

SEP 10 1984

NPS Form 10-900
(3-82)

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

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

For NPS use only

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

received NOV 14 1984

date entered

DEC 21 1984

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

1. Name

historic Exeter Waterfront Commercial Historic District

Boundary Increase

and/or common

2. Location

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

city, town Exeter

vicinity of

state New Hampshire

code

33

county Rockingham

code 015

3. Classification

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

4. Owner of Property

name Multiple Ownership

street & number

city, town

vicinity of

state

5. Location of Legal Description

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

street & number

Rockingham County Courthouse

city, town

Exeter

state New Hampshire 03833

6. Representation in Existing Surveys

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

date

federal state county local

depository for survey records

city, town

state

7. Description

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

Describe the present and original (if known) physical appearance

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

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

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

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

8. Significance

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

Specific dates various **Builder/Architect** various

Statement of Significance (in one paragraph)

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

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

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

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

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

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

(See Continuation Sheet 8-1)

9. Major Bibliographical References

(See Continuation Sheet 9-1)

10. Geographical Data

Acreeage of nominated property 35 acres approx.

Quadrangle name Exeter

Quadrangle scale 1:24000

UTM References

A	19	34	14	40	47	60	580	B	19	34	11	67	10	47	60	30	10
	Zone	Easting			Northing				Zone	Easting		Northing					
C	19	34	13	00	47	60	350	D	19	34	10	94	10	47	60	40	10
E	19	34	10	00	47	60	570	F	19	34	11	15	10	47	60	72	10
G	19	34	03	20	47	60	710	H									

Verbal boundary description and justification

(See Continuation Sheet 10-1)

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

state N/A code county code

state N/A code county code

11. Form Prepared By

name/title (See Continuation Sheet 11-1)

organization date

street & number telephone

city or town state

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

Deputy
State Historic Preservation Officer signature

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

For NPS use only

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

Debra Ann Bragg
Keeper of the National Register

date 12/21/89

Determined Eligible

Attest:

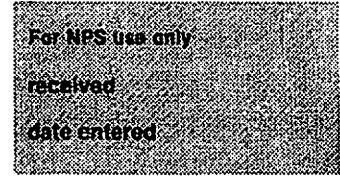
Chief of Registration

date

1-521 1 0 1054

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Continuation sheet]

Item number 4

Page 1

Owners Of Properties in Exeter Historic Commercial District

(See Sketch Map)

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

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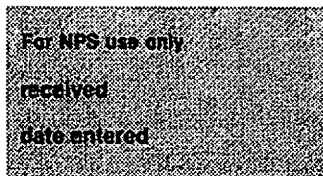
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date entered

Continuation sheet 2 Item number 4 Page 2

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

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Continuation sheet 2 Item number 4 Page 3

- | | | |
|-----|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| 19. | Rowe, Chester R. & Anne S.
8 Warren Avenue
Exeter, NH 03833 | 09-09; 04; 019.001 |
| 20. | Odd Fellows Bld. Assoc.
c/o Lyman Kenison
Box 255
Exeter, NH 03833 | 09-10; 14; 001 |
| 21. | Styles, Frank E. & June C.
105-107 Water Street
Exeter, NH 03833 | 09-10; 14; 002 |
| 22. | Kimball, John P. ($\frac{1}{2}$ interest)
& Robert Kimball ($\frac{1}{2}$ interest)
99-101 Water Street
Exeter, NH 03833 | 09-10; 14; 003 |
| 23. | Indian Head Bank of Exeter
97 Water Street
Exeter, NH 03833 | 09-10; 14; 004 |
| 24. | Haley, Inc., Charles J.
85 Water Street
Exeter, NH 03833 | 09-10; 14; 006 &
09-10; 14; 005 |
| 25. | Shaw, Selma M.
6 Folsom Street
Exeter, NH 03833 | 09-10; 14; 007 |
| 26. | Exeter Investment Co., Inc.
String Bridge
Exeter, NH 03833 | 09-10; 14; 008 |
| 27. | Exeter Investment Co., Inc.
String Bridge
Exeter, NH 03833 | 09-10; 14; 008 |

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

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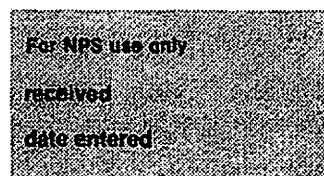
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date entered

Continuation sheet 3 Item number 4 Page 4

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

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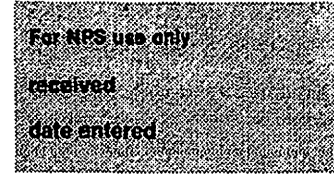
Continuation sheet 4 Item number 4 Page 5

- | | | |
|-----|--------------------------------------------------------------------------------------------------------|------------------------------------|
| 37. | Exeter Investment Co., Inc.
String Bridge
Exeter, NH 03833 | 09-10; 13; 013 |
| 38. | Exeter Restaurant, Inc.
42 Water Street
Exeter, NH 03833 | 09-10; 15; 001 |
| 39. | Bouchard, Carl E. & Pauline M.
Epping Road
Exeter, NH 03833 | 09-10-15; 018 |
| 40. | Bukowski, J. Joseph
Kingston Road
Exeter, NH 03833 | 09-10; 15; 017 |
| 41. | Society for the Preservation
of New England Antiquities
141 Cambridge Street
Boston, MA 02114 | 09-10; 15; 016 |
| 42. | Society for the Preservation
of New England Antiquities
141 Cambridge Street
Boston, MA 02114 | 09-10; 15; 015 |
| 43. | Car-Go Home
& Auto Centers Inc.
Elm Street
Manchester, NH 03100 | 09-10; 20; 001 |
| 44. | Lapert, Harold & Frances,
Trustees Lapert Realty Trust
20 Franklin Street
Exeter, NH 03833 | 09-10; 21; 010 |
| 45. | Lampert, Harold & Frances
Trustees Lampret Realty Trust
20 Franklin Street
Exeter, NH 03833 | 09-10; 21; 011 &
09-10; 21; 012 |

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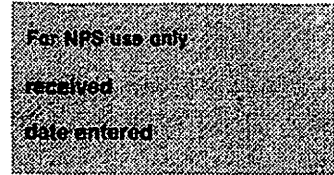
Continuation sheet **5** Item number **4** Page **6**

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

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- 55. Tri-County Realty Inc. 09-10; 22; 004
35 Rutland Street
Dover, NH 03820

- 56. Harris, Barbara W. 09-10; 7; 026
181 High Street
Exeter, NH 03833

- 57. Harris, Barbara W. 09-10; 7; 025
181 High Street
Exeter, NH 03833

- 58. Hunt, Thomas C. & Louis P. Lavaller, Jr. 09-10; 11; 009
3 Coebleigh Drive
Teucksbury, MA 01876

- 59. Hamani, Sabruddin B. & Virginia L. 09-10; 11; 008
73 High Street
Newburyport, MA 01950

- 60. Ekstron, James V. 09-10; 11; 007
Box 1093
Phillips Exeter Academy
Exeter, NH 03833

- 61. Gagne, George E. & Yvonne B. 09-10; 11; 006.001
8 High Street
Exeter, NH 03833

- 62. McGowan, Fred G. & Alice G. & Ann T. 09-10; 11; 006
7 Pleasant Street
Exeter, NH 03833

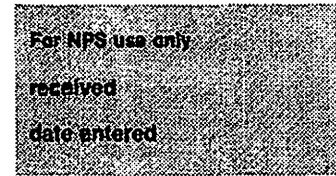
- 63. Gowen, Edward & Thomas 09-10; 11; 005
324 Great Bay Road
Greenland, NH 03840

- 64. L & L Enterprises, Inc. 09-10; 12; 011
23 Drinkwater Road
Exeter, NH 03833

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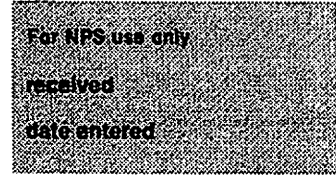
Continuation sheet 7 Item number 4 Page 8

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

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

Property added in this historic district extension:

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

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6. REPRESENTATION IN EXISTING SURVEYS

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

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

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

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

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

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

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

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

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

(See Continuation Sheet 7-2)

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

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

District Map &
Survey Number

Description*

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

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

(See Continuation Sheet 7-3)

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Continuation sheet Description 12 Item number 7 Page 3

District Map &
Survey Number

Description

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

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

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

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

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

12. Brick Boathouse, 163 Water Street: 1½ stories 1x4 bay with its gable end facing the river. Windows and doors have semi-elliptical surrounds. Two shed dormers span the northern half of the building an contain casement type windows. Italianate, c. 1875 (09-09;04;014). C
13. 149-153 Water Street: 1 story, flat roofed, 10 bay, brick structure with a corbeled brick parapet and metal coping. Commercial Vernacular, c. 1910 (09-09;04;016). C
14. Brick Commercial Building, 141-147 Water Street: a 2½ story, 4 bay, brick building oriented gable end toward the street with closed pediment. A corbeled three-part entablature is present on the east and west elevations, supported by brick pilasters with corbeled caps. There are two windows on the gable wall and four on the second floor all of which

have one over one sash with granite lintels and sills.

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

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

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20. The Burlingame Building, 109-113 Water Street: brick structure, 3 stories, 6 bays, low pitched gable roof. The facade contains three recessed entries, plate glass windows; and decorative tile. Above the tile facade is a fluted aluminum belt course. The end bays of the second and third floors contain single windows; all other bays contain paired windows. Second-floor windows are two-over-two, with semi-elliptical heads. The end windows are set beneath stilted semi-elliptical arches with keystones; paired windows are set beneath stilted segmental archivolt which contain a central motif resembling a keystone. Stone pilasters are set between the paired windows. The third-floor windows are round-headed and are set beneath horseshoe arches with keystones and a circular motif between the window head and arches. The wooden entablature includes a denticulated frieze, boxed cornice, large console and brackets, and smaller, evenly-spaced brackets. High Victorian Italianate, 1874. (09-10;14;001). C

21. Styles' Drugstore, 105-107 Water Street: 2-story, 3 bays, flat roofed, brick structure. The recessed main entry is flanked by plate glass windows surrounded by marbeleized glass with bronze grillwork at the ground level. A metal sign conceals most of the intact store facade, which includes a stained glass window. Above this flat sign, projecting from the facade between the two second-floor windows, is an illuminated neon "Rexall" store sign which probably dates from the 1940s and is one of the last surviving examples of this once-common type of advertising in the New Hampshire seacoast area. The corners of the building are articulated with staggered tan pressed-brick quoins. Two large, three-sided projecting Sullivanesque windows make up the second floor facade. These windows are crowned with semi-elliptical sandstone archivolt with a guilloche moulding and a keystone in the form of a console. Below the arches are windows with radiating tracery. A heavy bronze denticulated cornice is supported at the ends by bronze consoles decorated with acanthus leaves. A corbelled parapet contains a central panel which supports a bronze mortar and pestle. The coping is granite. Sullivanesque c 1880 (09-10;14;002). C.

22. Kimball's Hardware, 99-101 Water Street; two-story, six bay, flat-roofed, brick commercial building. The recessed main entry is flanked by single plate-glass windows with transom lights. Two chamfered wooden columns resting on paneled pedestals, and two outside brick pilasters support a chamfered lintel which spans the five-bay store front. Between each pilaster and column are single-paned windows with paired transom sashes. Second-floor windows have segmental voussoir Gothic arches with stone voussoirs and keystones. Small inset "cross" panels are placed in the brickwork between the arches, and above them is an elaborate corbelled belt course. A plain parapet is topped by a corbelled cornice with a granite coping.

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

- 23. Indian Head Bank, 93-97 Water Street: 7 bays, 3 stories, flat roofed, brick building with a heavy wooden scroll-bracketed entablature. Between the brackets are wooden panels, the central panel bears the date 1860. Beneath the entablature is a double corbeled string course. The seven bays of the second and third floors are recessed between plain brick pilasters. The third story windows, four over four, are beneath stilted segmental arches while the second story windows, also four over four, are beneath semi-circular arches. The new street level facade consists of three large semi-elliptical arches, the center one larger, which form an arcade. High Victorian Italianate, 1860 (09-10; 14; 004). C
- 24. The Janvrin Block, 91 Water Street: a gabled roofed, 2½ story brick building. At street level a series of brick arches are covered by a shingled awning over the door and windows. One arch is still completely visible on the east wall. A granite sill course underlines the second floor windows which are clustered in threes. Beneath the corbeled cornice is an inscription stone. An elevated addition with novelty siding is attached to the rear of the building and continues onto the back of the Indian Head Bank. 19th century Commercial Building/Federal Survival, 1860 (09-10; 14; 006 & 005). C
- 25. Wooden Building, 83 Water Street; 2-story, clapboard, wood-framed, hip-roofed, 3x7 bay commercial building. A boxed cornice with a denticulated frieze is supported by large drop scroll brackets. A wooden belt course with a water table separates the first and second floors. Two single-paned windows on the second floor facade have simple surrounds. The glass storefront facade is trimmed with aluminum and imitation Carrera glass above. The second floor east elevation contains one large picture window flanked by single windows with four-over-four sash. The five remaining windows have two-over-two sash and plain surrounds. The first floor east elevation has five bays with a glass entry flanked by two side lights with a transom light above. Two paired windows with two-over-two sash are to the north of this side entry. A two story, two by three, flat-roofed ell is present. Italianate, c.1865 (09-10; 14; 007) C

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| 26. | The Exeter Investment Co., String Bridge: 1½ story, 8x2 bays, gable roofed, clapboarded, post and beam structure. The building is framed with massive timbers. Architectural details include: brick and stone foundation, two interior end chimneys just behind the ridge; one chimney with a pot near the front wall, raking boards in the eaves, plain cornerboards, windows with plain boards for surrounds, and a bay window with small panes of glass. Attached to the north gable is a brick structure 4x2 bays, with braced framing, and large windows with 12 panes of glass. Georgian, c. 1710 (09-10;14;008). C | | | | | |
| 27. | Wooden structure, String Bridge: A reproduction of an earlier structure on the Island and similar in form to the Exeter Investment Co. building, also on the Island. Clapboarded, six-over-six windows, two bay windows, and 1½ stories in height. Georgian Reproduction, 1978 (09-10;14;008). C | | | | | |
| 28. | Water Street Gallery, 69 Water Street: 2½ story, 3x4 bay, clapboarded, granite and brick foundation, gable to road oriented commercial building. The multi-paneled storefront entry on the facade is flanked by simple door surrounds supporting a semi-circular door head. Two nine-paned display windows flank this entry. The second floor entry, a six panel door with plain surrounds and a transom, is located at the east bay of the facade. Wide corner boards support a boxed cornice and returns. Second floor windows have six over six sash, plain surrounds, and architrave trim. Greek Revival c. 1840 (09-10;13;003). C | | | | | |
| 29. | The Folsom Building, 59-65 Water Street: 9 bays, 2 stories, flat roofed. The use of arches and brown stone columns, on the second floor, gives the Folsom Building its Romanesque flavor. The second story facade is divided into three units. The central unit contains a Palladian style window, a wide one-over-one window; flanked by round engaged Ionic columns and narrow one-over-one windows flanked by Ionic pilasters, beneath an entablature which is recessed over the central window and a central semi-circular window beneath a brick arch with a volute acanthus leaf keystone and a recessed panel on either side of the arch. Above the Palladian motif window is a title and date stone, now covered by a Masonic Temple sign. Each outside unit of the facade is composed of three tall one over one round headed windows on brownstone sills, and brownstone round engaged columns with foliate caps which flank the middle window. Over the windows are stilted semi-circular arches and above each is a diamond design in the architrave of the brick entablature. The entablature with sawtooth course, egg molding frieze, and copper cornice runs across the front of the building. The street level facade contains three slopes and an entrance to the second floor. Romanesque, 1896 (09-10;13;004). C | | | | | |

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30. Mayer Building, 55 Water Street: 2 story, 6 bay, pressed tan brick movie house. The 3 bay entry contains paired doors above which arc splayed keystone arches. Above these entries are 3 round arch second floor windows with six over six sash. The arches are filled in with concrete and a square brick motif is at the center of each. The projecting "Ioka" marquee is positioned between the entry and the second floor windows. An inscription stone lettered "Mayer Building A.D. 1915" sits above the arched windows and is flanked by two square concrete panels. A three-part concrete entablature lies below the monitor roof which contains three raised brick header panels. Colonial Revival, 1915. (09-10;13;005). C
31. Wooden Building, 45 Water Street: 2½ story, 4 bay, clapboard commercial building. The recessed store entry is flanked by display windows. A second story entry is located on the west bay of the facade. A shingled shed roof awning spans the entire storefront. Second story windows have eight over eight sash. The boxed cornice returns and a wide frieze board is present. Colonial Revival, c. 1900 (09-10;13;006). C
32. Wooden Building, 39-43 Water Street: 2½ story, 4 bay, clapboarded commercial building. The recessed store entry is flanked by display windows with imitation Carrera glass below. The present day store front sign covers an earlier paneled sign. Second story windows have two-over-one sash with Greek Revival surrounds and corner blocks with a patera motif. Wide paneled cornerboards support a boxed cornice which returns. A wide frieze board is present. Two narrow windows with one over one sash, Greek Revival surrounds with corner blocks containing a patera motif, and connected by a long sill, are located on the gable wall. A flat roof single story wing containing an entry and display window is located off the west elevation. Greek Revival, c. 1833. (09-10;13;007). C
33. Fire House, 27-37 Water Street: 2½ story, 4x3 bay, gable orientated brick fire house with a slate roof. The storefront entry is set on the west bay with display windows spanning the remaining portion of the facade. All windows have two over two sash, granite sills, and arched window heads. Wide corbeled corner pilasters support a complete entablature with a denticulated architrave. A round, four-paned window, with header surrounds sits in the gable wall. A four-sided cupola straddles the ridge line at the north elevation. A 3x4 bay, 2½ story, gable roofed ell projects from the north gable with a flat roof one story, gable roofed ell projects from the north gable with a flat roof one story 3 bay ell projecting from its east elevation. There is a small courtyard in front recently landscaped. The facade has 3 bays. The arched entry is in the east bay. Two paired display doors with arched windows above and arched surrounds complete this facade. Victorian Vernacular, 1873 (09-10;13;008&9). C

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34. Wooden Building, 23-25 Water Street: 2½ stories, 5x5 bays, post and beam structure, with the gable oriented toward the street. The front wall is rusticated with staggered quoins, a projecting cornice with returns, and evenly spaced shall scroll brackets. Window surrounds are two-over-two and consist of a plain wooden lintel supported by paneled pilasters and a plain sill with two wooden corbels beneath the pilasters. At street level are plate glass windows, a recessed central entry, six fluted pilasters and a projecting cornice supported by evenly spaced simple brackets. Italianate, c. 1860 (09-10;13;010). C

35. Wooden Commercial Building, 19-21 Water Street: 2½ story, 6x6 bay, low pitched gable roof concealed by a wooden parapet. The west storefront consisting of paired plate glass windows, a recessed entry, and a bracketed entablature over the storefront. The second floor contains six-over-one window sash. The east facade, contains plate glass windows, a shingled shed projection over the first floor facade, two-over-one window sash on the second floor, and six-over-six smaller attic windows. All windows have simple surrounds. Two doors are located in the center of the building, one with a six light transom. The entire building is sided with asphalt shingles. A simple wooden entablature runs across the front of the building beneath the parapet. Multiple additions have been attached to the rear of the building. Italianate Vernacular, c. 1870 (09-10;13;011). C

36. Wooden Building, 9-11 Water Street: 2½ story, 3x5 bay, gable oriented, clapboarded building. The center facade entry is flanked by two large display windows, each having a transom with two lights above. All windows have two over two sash with plain surrounds and architrave trim. The boxed cornice returns. A 2x2 bay flat roof single story projects off the rear. The entry to this ell is covered a shed roof porch supported by a square column which also supports an elliptical archway between it and the main block. Vernacular, c. 1870 (09-10;13;012). C

37. Wooden Building, 1-9 Water Street: 2½ story, 3x5 bay, structure with stone foundations, clapboards, plain cornerboards, and a pedimented gable oriented toward the street. A gable-roofed, 2½ story wing extends from the southwest corner of the building and a one story addition is attached to the wing. Windows are two-over-two with plain surrounds containing cornerblocks. The 2½ story wing and 1 story addition contains plate glass windows at street level. The addition has a plain parapet. Greek Revival, c. 1840 (09-10;13;013). C

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

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- 47. Apartment House, 5 High Street: 2½ story, 3x2 bay, gable oriented to road, vinyl siding and a brick foundation. The entry to the ground floor apartment is located on the corner of the east elevation. A staircase to the second floor apartment is located on the west elevation. Ground floor windows have six-over-six sash, second story windows are longer but retain the six over six sash. A full basement is present. c. 1880 (09-10;21;008). C
- 48. House, 11 High Street: 2 story, shingled, wood frame, 3x2 bay, gable oriented to the road. The sidehall entry is enclosed in a shed roof pavilion. Facade windows have two over two sash, simple surrounds, and window hoods supported by simple brackets. The foundation is cut granite and a full basement is present. An interior stove chimney with a corbeled cap lies west of the ridge line. Federal, c. 1789 (09-10;21;006). C
- 49. Capt. James Hackett House, Apartment House, 13 & 15 High Street: 2½ story, granite foundation, calpboarded house with two interior offset chimneys rising from the rear wall. The facade is dominated by a paired door with plain surrounds surmounted by a flat roof door hood supported by two curvilinear console brackets. Flanking this entry are two flat roofed three-sided bay windows. The middle bay of each contains a pair of round headed windows supported by raised, paneled, pilasters. This side contains single round headed windows. Second story windows have nine over six sash, simple surrounds, and architrave trim. The entry on the west elevation is covered by a shed roof porch supported by tapering square columns. A 3x2 bay projects off the southeast corner of the south elevation. The boxed cornice returns. Georgian, c. 1786 (09-10;21;005). C
- 50. Jewett Hoyt House, 17 High Street: 2 story, 4x2 bay, post-and-beam house with a granite foundation. The entire first floor and the gable ends have clapboard siding, the second story has staggered shingle siding. The facade entry is flanked by fluted pilasters supporting a hip-roofed entablature. Two broad windows with one-over-one sash, simple surrounds, and molded window heads flank this entry. A single interior chimney rises from the rear wall. A 2x2 bay, 2 story ell projects from the southwest corner of the south elevation. Georgian, c. 1765 (09-10;21;004). C

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51. House, 21 High Street: 2½ story, 2x3 bay, asbestos-cement shingled house with the gable facade oriented toward the road. The multi-paneled door of the main entry is topped by a flat roof door hood supported by two drop scroll Stick Style (cape) console brackets. A hip-roofed 3 sided bay projection lies to the west of the facade entry. All windows have two over two sash and simple surrounds. A 2x1 bay projects from the south elevation and a single bay, 1 story projection with a car port lies off the south elevation and a single bay, 1 story projection with a car port lies off the east elevation. Vernacular c. 1878 (09-10;21;003). C

52. Theophilus Smith House, 25 High Street: 2 story, 5x2 bay, hip roofed house with feather edge clapboards, a granite foundation, and two interior offset chimneys. Below a Federal fan, with a sun motif at the focal point, lies the multi-paneled facade entry flanked by ¾ sidelights which are flanked by tapering plain pilasters supporting a full entablature. All windows have plain surrounds and architrave trim. Second story windows have molded heads. The east elevation is dominated by a narrow, pedimented entry pavilion containing a six paneled door above which is a four light transom. A 5x2 bay, 2 story, gable roof wing projects from the southwest corner of the south elevation containing a multi-paneled center entry. A small single story, gable roof, 4x1 bay ell projects off the gable end of the wing. Federal, c. 1780 (09-10;21;002). C

53. Josiah Smith House, west side Gilman Lane: 2½ story, 5x2 bay, gable roofed house with a granite foundation, and a massive interior chimney located east of the ridge line. This facade is dominated by a gable roof 2 story single bay pavilion containing a 6 paneled door flanked by ¾ sidelights and topped by a Federal fan with a sun motif at the focal point. The full entablature over the fan is supported by tapering plain pilasters. Above the entry is a round headed window with eight over eight sash and Federal tracery above, the surrounds are simple with architrave trim. Period windows with nine over six sash and all windows have plain surrounds, large sills and architrave trim. The boxed cornice returns. A soffit molding is present on the facade. A 3x2 bay, 2 story ell projects from the gable of this ell. A 4x1 bay, 1 story, multi-light, flat roofed enclosed porch lies off the south gable. Federal, 1789 (09-10;21;001). C

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

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58. Col. Boardman Tavern, 20-22 High Street: 2½ story, 4x2 bay, gable roof, twin inset chimneys, and a cut granite foundation. The facade is dominated by two, 3-sided, 2 story projecting bays. Each of the two center hall entries contain a paired door with round headed window panels. This entry is covered by a flat roof porch, with a boxed cornice and a denticulated soffit, supported by scrolled console brackets resting on 3 square chamfered columns and two chamfered pilasters. The entire facade wall has coursed ashlar siding while the remaining elevations are clapboarded. Wide cornerboards support a completed entablature. A 2 story 4x2 bay gable roof ell projects from the north elevation. Federal, c. 1805 (09-10;11;009). C
59. House, 16 High Street: originally a 2½ story, 5x2 bay salt box with a granite foundation it has been enlarged with a 2½ story 1x2 bay gable roof addition off the west gable giving the house its present 6 bay facade. The center hall entry has a 6 paneled door flanked by ¾ sidelights with a louvered Federal fan above and tapering pilasters which support a full entablature. The first story facade and gable windows have nine over six sash; second story facade windows have six over six sash and all windows have plain surrounds with architrave trim. The massive center chimney has been replaced by twin stove chimneys which rise from the interior wall of the rear elevation. Georgian, c. 1756 (09-10;11;008). C
60. House, 10 High Street: 2½ story, 5x2 bay, gable-roof, with twin inset chimneys. The center hall main entry is flanked by ¾ sidelights which are flanked by plain pilasters and covered by a flat porch which is supported by scroll brackets on square columns and Stick Style curvilinear brackets running along the frieze. Two projecting 3-sided bays with hipped roofs supported by 6 curve brackets on narrow paneled pilasters flank the main entry. All other windows have two over two sash, simple surrounds and architrave trim. A 2 story, 2x2 bay ell connects the north elevation with a gable roof garage. Federal, c. 1816. (09-10;11;007). C
61. Simeon Folsom House, 8 High Street: 3 story, 3x2 bay, gable roof, round-front brick structure. The facade entry contains a plain door with a round header archway above. Windows are two over two with plain surrounds. A round inset plaque with header surrounds details the center of the facade. The cornice is boxed, mutules with guttae holes adorn the soffit, a rope molding is present between soffit and frieze, and sawtooth guttae adorn the frieze. There are two chimneys, one interior with a corbeled cap on the west elevation, and one massive chimney with two vaults rising from the rear wall of the north elevation. Federal, c. 1816 (09-10;11;006.001). C

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62. Simeon Folsom House, 7-9-11 High Street: 3½ story, 7x3 bay gable roof, brick commercial/residential building. Each of the three facade entries are topped by a transom with four lights, and enclosed with painted granite surrounds and a granite belt course above. The symmetrically placed windows on the second and third stories of the facade have two over two sash with wood sills and granite lintels. There are two interior end chimneys with corbeled caps on the west elevation. An arched brick basement entry is on the northwest corner of the west corner of the west elevation. Federal, c. 1830 (09-10;11;006). C
63. Apartment House, 15-17 Pleasant Street: 2½ story, 5x4 bay, 9 pedimented gables to road orientation structure. The four paneled door of the main entry is flanked by sealed up full sidelights which are flanked by simple tapering pilasters supporting a 2-part entablature. First floor windows have two-over-two sash, second floor windows and gable wall windows have six-over-six sash, all windows have simple surrounds and architrave trim. There are two large interior chimneys with corbeled caps, and two interior offset stove chimneys. Greek Revival, c. 1837 (09-10;12;005). C
64. House, 2 Hall Place: 2½ story, 5x2 bay, granite foundation, twin inset chimneys with the pedimented gable roof. A hipped-roof 11x2 bay porch encloses the front entry. Second floor windows have two-over-two sash and flat-bracketed window hoods. The gable wall contains 2 windows, each has six-over-six sash and bracketed hoods. A gable roof, 2 story 2x7 bay ell projects from the north elevation. Federal c. 1820 (09-10;12;001). C
65. House, 23 Pleasant Street: 2 story, 5x2 bay, gable roofed house with a granite foundation and aluminum siding. The facade is dominated by two three sided projecting bays. A 6 paneled center hall entry is topped by a transom with 3 lights above which rests a flat door hood supported by two curvilinear console brackets. A wide frieze board with a soffit/frieze molding is evident on the facade and the box cornice returns. Federal, c. 1820 (09-10;12;010). C
66. Mill Housing, 25-27-29 Pleasant Street: 2½ story, 2x10 bay, gable to road orientated mill house with staggered asphalt shingling. The two center hall entries on the east elevation are covered by a shed roof 2x3 bay enclosed porches. Three chimneys remain; a massive center chimney straddles the ridge line between the two units, and two stove chimneys, one at the southwest corner and the other at the northeast corners of the main block. A shed roof garage abuts the facade at the basement level. Federal, c. 1826 (09-10;12;009). C

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

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72. Mill Agents House, 11-13 Chestnut Street: 2½ story, 5x2 bay, brick structure with a slate roof. Windows are two-over-two with granite lintels. Other features include four end chimneys, a parapet on the gable wall between the chimneys, a balustrade on the lateral wall, and a projecting lateral cornice with a dentil frieze. The center entry is beneath a transom light with portico supported by four free standing and two engaged Tuscan columns, the columns are paneled and chamfered. A one-story hip roofed addition is attached to the south gable. Attached to the rear is a 1½ story gable roofed brick ell. Federal, c. 1825 (09-10;05;011). C
- 73-80 (73-79 were included in the original nomination; 80 is the only property added in this historic district extension). Parcels 73-79, now vacant and forming a small riverside park, were once occupied by mills and mill housing; through them runs, underground, the penstock which carried water from the dam to the Exeter Manufacturing Company mill complex.

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

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

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

(See Continuation Sheet 7-19)

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

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

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

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

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

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The rear elevations of these waterfront buildings express a variety of styles, heights, and textures. In general those buildings that have remained largely intact or have had minor in-filling of window and door openings are sites #22, 20, 20, 29, 28, 15, 14, and 10. Improvised additions to some buildings (sites #24, 23, 21 and 13) consist of multi-bayed sheds projecting from the storefront levels and supported on-piers.

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

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

District Map &
Survey Number

Description

- 4. Exeter and Hampton Electric Company, 225 Water Street, a two-story brick-clad structure with a marble facade and plate-glass windows. The flat roof projects over the sidewalk, supported by concrete posts. Built c. 1959 (09-01;011). NC
- 6. The Sears Automotive Center (09-09; 04;012), listed as a non-contributing building in the original nomination, has been ^{demolished} and as of September, 1984 the site is vacant. NC
- 11. The "shed/garage" (09-01;04;015), listed in the original nomination as a non-contributing structure has been demolished and as of September 1984, the site remains vacant. NC

(See Continuation Sheet 7-21)

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District Map &
Survey Number

Description

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

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

A series of fires in the 1860s and 1870s destroyed many of the earlier buildings and acted as a catalyst for a period of major rebuilding which entirely altered the character of the street to reflect the new prosperity and growth of the mercantile community. This rebuilding established a new commercial block along the lower block of Water Street, predominantly brick buildings which share common facade line and elevations ranging from two to four stories. Merchants still depended on the river for transportation and the design of their buildings; basements, sub-basements, and large doorways reflected this dependency. Yet as the river became more polluted and silted in, it was abandoned. Activity concentrated on developing the Water Street frontage.

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

Preservation and/or Restoration Activities within the District:

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

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

Architecture:

Contained within the District are a large number of outstanding buildings representative of major styles in American vernacular architecture. The exterior facades of the commercial blocks have retained their integrity, especially on the upper floors. Typical features of period storefronts include: large display windows, paneled bases, glass transoms, cast iron elements, and leaded glass signage. Many storefronts have been altered to reflect popular 20th century commercial styles incorporating such "modern" materials as Carrera glass, Art Deco lettering, and aluminum facades. Most of the dwellings within the primarily residential area have retained their exterior integrity; however there is some Victorian era remodeling with the addition of bay (See Continuation Sheet 8-2)

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

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

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

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

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

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

Representative of the Greek Revival style are:

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

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

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

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

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

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

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

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

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

Commerce:

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

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

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

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

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

Industry:

Exeter's industry centered around the falls in the Exeter and Squamscott Rivers, where two dams were built. At the lower dam, which is now gone, Kimball's Island divides the river into two channels. Thomas Wilson built Exeter's first grist mill here c.1640. Regionally, lumber was the most important industry for over 100 years. Edward Gilman built the first two sawmills at the upper falls in 1647 and 1650, increasing the value of the abundant timber.

During the latter part of the 18th century there were a number of mills filling a variety of needs. In 1789 George Washington recorded in his diary that "in the town are considerable falls which supply several grist-mills, two oil-mills, a slitting mill and snuff mill."¹ Six years later it was recorded that the falls "afforded seats for four double geared corn-mills, four saw-mills, two oil-mills, and one fulling mill."²

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

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

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

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

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

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

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

Invention:

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

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

(See Continuation Sheet 8-6)

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X Continuation sheet Significance 36 Item number 8 Page 6

from local rivers with the use of a diving bell. Clifford's diving bell was primitive. Shaped like a pork barrel, it measured 5'9" high by 5' wide and contained two seats and had weights attached to the rim to the base.³ It could stay under water for an hour or more. It is report that Clifford recovered a quantity of silver money from the wreck of a foreign vessel off the Isles of Shoals. Between 1806-1808 he salvaged some twenty tons of iron bar from a sunken gundalow under seventy-to¹⁰ feet of water in the Piscataqua River.⁴ All that is left of the diving bell is a wooden sawn which was used as a float to mark its position and communicate with the surface crew. It is now a part of the collection on exhibit at the Gilman Garrison.

Military:

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

Exeter served as the state capital (1775-1782) during the Revolutionary War. The militia was drilled in an area within the district called "Hemlock Square," (hemlock boughs were placed on the muddy ground) located on the east bank of the Exeter River in the Pleasant Street area.

Transportation:

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

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

(See Continuation Sheet 8-7)

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

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

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λ Continuation sheet Bibliography 38 Item number 9 Page 1

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_____, Inventory of the Town Records of New Hampshire, No. 8, Rockingham County, vol. XI, 1940.

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_____, "Exeter...Its Business...Its Prospects," Exeter, 1910.

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Tardiff, Olive, "A Factory & Its People," Exeter News-Letter, 4 June and 9 July 1980.

Factory Mutual Insurance Map of the Exeter Manufacturing Company, map #6372, July 1953.

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Continuation sheet 39 Geographical Data: Item number 10

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Verbal Boundary Description:

Beginning at the midpoint of the intersection of Water Street and Main Street, the boundary of the Exeter Waterfront Historic District runs eastward down the center of Water Street to a point just beyond the intersection of Water Street, Front Street, and Chestnut Hill Avenue; thence southward along the property line between the Mobil gas station and Kurt's Restaurant, 42 Water Street (#38), southeasterly along the property line, thence eastward across an alley and northerly to the southwest corner of the Gulf service station property (#39); thence in a southeasterly direction following the southern property lines of the buildings which line the south side of Water Street, crossing Clifford Street and following the property lines of Kost Tire Sales (#43) which is located on the corner of Clifford Street and Franklin Street; thence running in a southeasterly direction down the center of Franklin Street, turning and running along the property between Al's Muffler Town (#45) and 26-28 Franklin Street; thence crossing the river in a northeasterly direction to the southwest corner of the property of 11 High Street (#48); thence eastward along the southern property lines of the houses along the south side of High Street; along the southern line of the Josiah Smith House property (#53); crossing Gilman Lane, cutting across the property of the Gardner-Gilman House (#54) and the Josiah Gilman Smith House (#55) to a midpoint of the intersection of High Street and Portsmouth Avenue; thence westward down the center of High Street, turning and running northerly along the east property line of the Capt. J. Thurston House (#56) and 24-26 High Street; thence to the center of Hall Place Avenue, turning and running westerly along the northern property lines of the Col. Boardman Tavern, 20-22 High Street (#58) and 16 High Street; cutting across the property of 11 Hall Place and continuing along the northern property line of 10 High Street (#60); thence running northerly along the rear property lines of 7-9-11 High Street (#62) and 15-17 Pleasant Street (#63); thence crossing Hall Place, turning and running in an easterly direction along the southern boundary of 2 Hall Place (#64); thence in a northerly direction following the east boundary of 2 Hall Place (#64); 23 Pleasant Street (#65), 25-27-29 Pleasant Street (#66), and 1-3 Chestnut Street (#67); thence along the southern border of 5 Chestnut Street (#68); thence turning and running in a northwesterly direction, in a line 200 feet from the center line of Chestnut Street cutting across the rear property of 5 Chestnut Street (#68); crossing Woodlawn Circle, and cutting across the property of 9 Chestnut Street (#71), and 11-13 Chestnut Street (#73) until reaching the northern boundary of 11-13 Chestnut Street (#73); thence following the boundary in a southwesterly direction to the center of Chestnut Street; thence following Chestnut Street north to Jady Hill Avenue; thence turning westerly along Jady Hill Avenue to an entrance drive leading into the mill complex and following south along this right-of-way to a parking area and thence turning west to the river; thence following the shore of the river in

(See Continuation Sheet 10-2)

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

Boundary Justification:

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

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

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

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

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

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Continuation sheet 41 Form Prepared by _____ Item number 11

Page 1

Original 1980 nomination form prepared by:

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

(603) 778-0885

1984 district extension revisions to nomination prepared by:

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

(301) 435-8221

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Continuation sheet 42 Item number X Page 1

Accompanying Documentation:

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

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

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

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

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

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

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

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

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

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

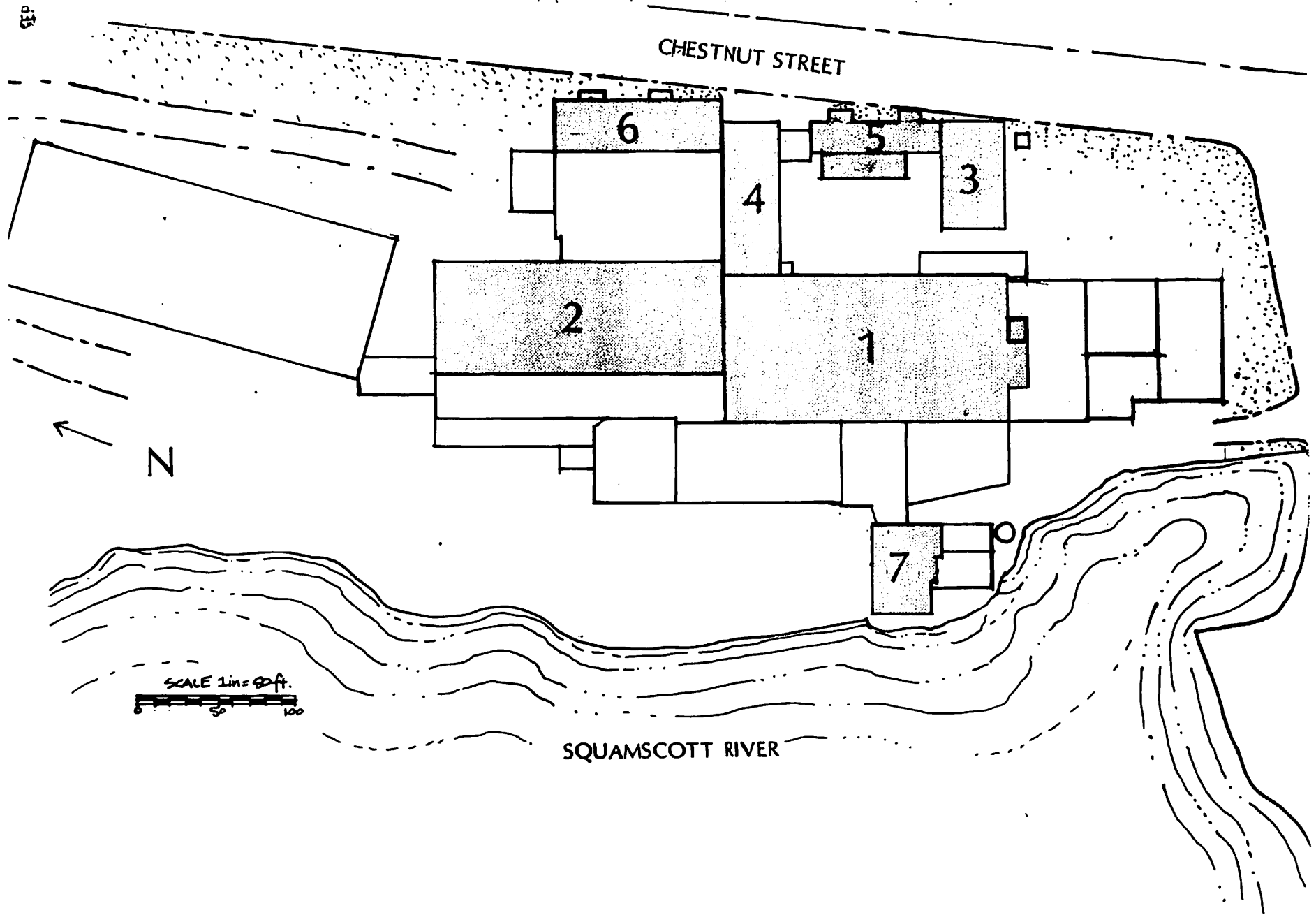
Photo #40: The Long House (#44), 4-10 Franklin Street, as restored.

SEP 18 1933

EXETER WATERFRONT COMMERCIAL HISTORIC DISTRICT

continuation sheet 43

SITE PLAN OF PROPERTY #80 EXETER MANUFACTURING COMPANY MILL COMPLEX



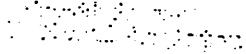
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National Register of Historic Places Continuation Sheet

Section number _____ Page _____

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

BOUNDARY INCREASE APPROVED

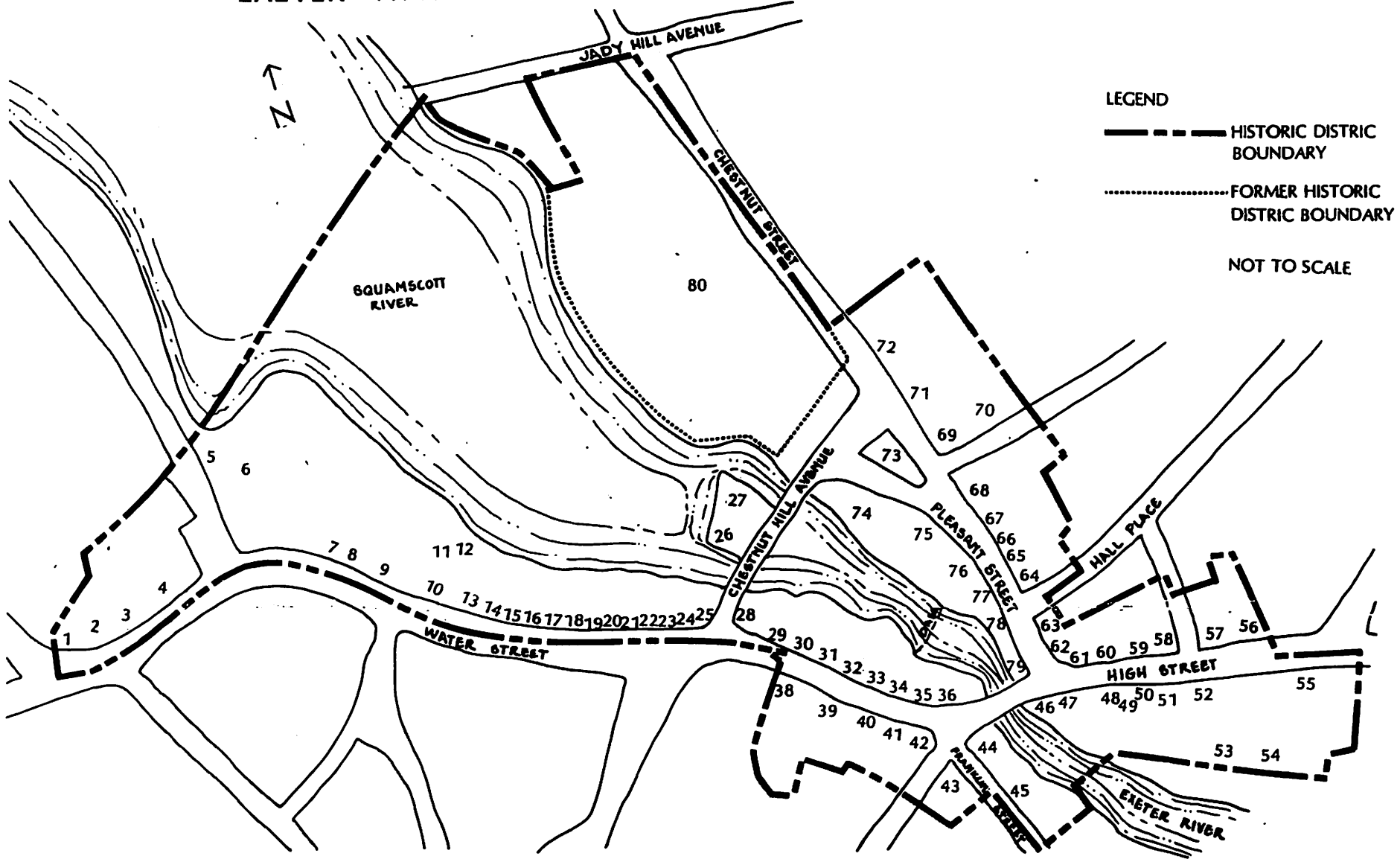


Date/Signature

Keeper *Richard L. Ryan* 12/24/86

Attest _____

EXETER WATERFRONT COMMERCIAL HISTORIC DISTRICT



LEGEND

- — — — — HISTORIC DISTRICT BOUNDARY
- FORMER HISTORIC DISTRICT BOUNDARY

NOT TO SCALE

RSA 79E Extension Request – Former IOKA Property 53 Water Street

Legal Notice
NOTICE OF PUBLIC HEARING
RSA 79-E EXTENSION REQUEST

The Exeter Select Board hereby gives notice of a public hearing on the extension of 79-E tax relief to 55 Water Street, Exeter (the "IOKA" building). This hearing will be held Monday, May 15 at 7:00 p.m., in the Nowak Room of the Exeter Town Offices. This hearing will be held pursuant to RSA 79-E.

Dated: May 12, 2023

Exeter Town Manager
Russell Dean

Memo

To: Select Board
From: Darren Winham, Director
Date: 3.11.21 – 5.11.23
Re: IOKA Properties LLC 79-E extension request

Original request:

IOKA Properties LLC, owner of 53 Water Street, is requesting from the Town of Exeter consideration for the Community Revitalization Tax Relief Incentive (RSA 79-E). Enclosed please find IOKA Properties LLC's application received in completed form on March 11, 2021. According to the application process outlined on the town website, the Economic Development Department receives the application for review. Upon review, the application appears complete as it details the cost of rehabilitation which totals \$4,475,634 which meets the 15% of the assessed valuation requirement set forth in Section 2 as the current lot is assessed at \$590,100. The application outlines the public benefits the applicant feels are being achieved as addressed in Section 7 of the attached legislation.

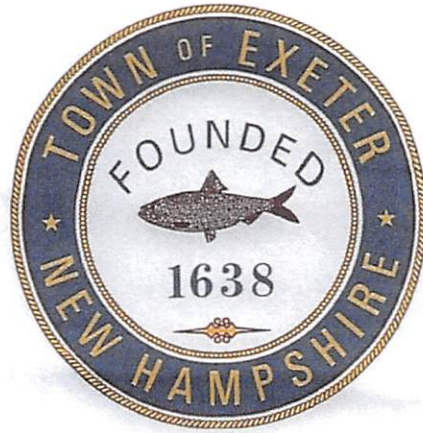
The procedure for action by the Board of Selectmen is as follows:

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

I have enclosed: RSA 79-E legislation; Reference Map of 79-E District Areas; DTC Cover Letter; IOKA Properties LLC Application including Substantial Rehabilitation Budget; National Register of Historic Places Nomination Form (as consideration for Section 5.4), and; IOKA Properties LLC plan set.

Extension Request:

Mr. Cowie notes that getting the 79-E approval was key in receiving financing; it made the project doable and he thanks the Select Board for the support. Mr. Cowie (IOKA Properties LLC) and his hired crew has been steadily working on the building since 2021. Getting permitting via the Army Corps of Engineers was challenging and time consuming. In addition, the Covid-19 worldwide supply chain issues caused significant delays in construction. It took over a year to get the necessary steel on site. Material costs doubled through Covid and now, the interest rates have more than doubled which puts even more burden on the developer. Extending the 79-E relief is paramount to see the project's completion. Mr. Cowie requests a 2-year extension but expects to be substantially complete in 15 to 18 months.



Town of Exeter, New Hampshire

Community Revitalization Tax Relief Incentive

Instructions to the Applicant:

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

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



Town of Exeter

Community Revitalization Tax Relief Incentive (RSA 79-E)

Application Form

Office Use Only
(do not write in shaded area)

Date Application Submitted: _____ Received by: _____

Building Information

Building Name (if any): Mayer Building also formerly known as The IOKA Theater

Building Address: 53 - 55 Water Street

Eligible Zoning District WC Tax Map 72 Lot 34

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

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

Applicant's Name OWNER

Owner's Name IOKA Properties, LLC

Address: _____

Address: 24 Graf Rd

City/Town: _____ State: _____ Zip: _____

City/Town: Newburyport State: MA Zip: 01950

Phone _____ Fax: _____

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

E-mail: _____

E-mail: dac@plumislandllc.com

Existing Building Information:

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

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

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

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

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

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

Project Description

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

Please see Attachment A and supplemental drawings.

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

Will the project include new residential units? Yes No
If yes, please describe: See attached narrative of public benefits.

Will the project include affordable residential units? Yes No
If yes, please describe

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

Yes No

Will any state or federal grants be used with this project? Yes No
If yes, describe and detail any terms of repayment:

Replacement of Qualifying Structure

Does the project involve the replacement of a qualifying structure? Yes No
If yes, the owner shall submit with this application the following:

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

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

Public Benefit (RSA 79:E -7)

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

Does the project provide the following public benefits?

(Check all that apply)

Enhances the economic vitality of the designated area. Yes No

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

Enhances and improves a culturally or historically important structure Yes No

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

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

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

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

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

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

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

Substantial Rehabilitation

Describe the work to be done and estimated costs.

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

Structural: <u>See attached construction drawings.</u> 	 Estimated Cost: <u>\$316,850</u>
Electrical: <u>See attached construction drawings.</u> <u>Estimated item cost extrapolated from attached estimate.</u> 	 Estimated Cost: <u>\$275,000</u>
Plumbing/Heating: <u>See attached construction drawings.</u> <u>Estimated item cost extrapolated from attached estimate.</u> 	 Estimated Cost: <u>\$275,000</u>
Mechanical: <u>See attached construction drawings.</u> <u>Estimated item cost extrapolated from attached estimate.</u> 	\$240,000 (HVAC) \$125,000 (elevator) \$365,000 Estimated Cost: <u>\$365,000</u>
Other: <u>See attached construction drawings.</u> <u>Estimated item cost extrapolated from attached estimate.</u> 	 Est Cost: <u>\$2,634,027</u>
Total Estimated Project Cost:	<u>\$4,475,634</u>
Expected Project Start Date: <u>May 2021</u>	Expected Project Completion Date: <u>Nov 2022</u>



RSA 79E Reference Map of District Areas:

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

Attachment A

Project Description

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

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

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

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

PUBLIC BENEFITS PROVIDED BY PROJECT

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

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

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

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

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

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

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

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

5. Other issues which the applicant deems relevant:

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

IOKA Theater
 55 Water Street
 Exeter, MA 03833

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

Tax Abatements, Veterans Credits & Exemptions

List for Select Board meeting May 15, 2023

Warrant for 2023 first tax bill

28,601,655

Elderly Exemption

Map	Lot	Unit	Location	Amount	Year
90	11		29 Ashbrook Rd	Denied	2023

Religious/Charitable/Educational Exemptions

Map	Lot	Unit	Location	Owners Name	Co-Owner Full Name	Exemption Amount	Exemption Type
63	8		85 LINCOLN ST	AMERICAN LEGION CLUB		172,600	Charitable
35	4		40 NEWFIELDS RD	ONE SKY COMMUNITY	SERVICES INC	363,200	Charitable
80	18	E	6 WHITE OAK DR	RIVERWOODS CO AT EXETER	ATTEN: JULIE CLARK	7,167,700	Charitable
97	23	E	7 RIVERWOODS DR	RIVERWOODS CO AT EXETER	ATTEN: JULIE CLARK	10,852,500	Charitable
98	37	E	5 TIMBER LN	RIVERWOODS CO AT EXETER	ATTEN: JULIE CLARK	6,666,100	Charitable
55	61	6	137 EPPING RD #F	ROCKINGHAM VISITING NURSE	ASSOCIATION AND HOSPICE	103,200	Charitable
55	61	10	137 EPPING RD #J	ROCKINGHAM VISITING NURSE	ASSOCIATION AND HOSPICE	70,800	Charitable
55	61	11	137 EPPING RD #K	ROCKINGHAM VISITING NURSE	ASSOCIATION AND HOSPICE	57,300	Charitable
55	61	12	137 EPPING RD #L	ROCKINGHAM VISITING NURSE	ASSOCIATION AND HOSPICE	85,300	Charitable
55	61	13	137 EPPING RD #M	ROCKINGHAM VISITING NURSE	ASSOCIATION AND HOSPICE	72,600	Charitable
86	8	1	25 HAMPTON RD #1	SEACOAST FAMILY PROMISE		179,600	Charitable
86	8	2	25 HAMPTON RD #2	SEACOAST FAMILY PROMISE		178,400	Charitable
87	36	E	27 HAMPTON RD	SEACOAST FAMILY PROMISE		389,700	Charitable
65	146		30 MAGNOLIA LN	SEACOAST MENTAL HEALTH CENTER	RESOURCE GROUP INC	1,670,500	Charitable
72	9		12 WATER ST	SOCIETY FOR PRESERVATION	OF N E ANTIQUITIES	582,800	Charitable
73	292		53 LINCOLN ST	SOCIETY OF ST VINCENT	DE PAUL EXETER	517,600	Charitable
72	206		164 WATER ST	SOCIETY OF THE CINCINNATI	C/O AMER INDEPENDENCE	550,300	Charitable
72	215		1 GOVERNORS LN	SOCIETY OF THE CINCINNATI	C/O AMER INDEPENDENCE	389,500	Charitable
65	129	1	3 ALUMNI DR	EXETER HEALTH RESOURCES INC		7,196,500	Charitable
65	128		ALUMNI DR	EXETER HOSPITAL INC		36,700	Charitable
65	130		4 ALUMNI DR	EXETER HOSPITAL INC		10,380,000	Charitable
65	131		6 BUZELL AVE	EXETER HOSPITAL INC		41,962,200	Charitable
71	47	1	BUZELL AVE	EXETER HOSPITAL INC		0	Charitable
65	131	3	7 ALUMNI DR	EXETER MED REAL INC		1,216,100	Charitable

71	48	E	5 BUZELL AVE	EXETER MED REAL INC		64,000	Charitable
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MBLU	Lot	Unit	Location	Owners Name	Co-Owner Full Name	Total Assessed Parcel Value	Exemption Type
71	119	1	11 MARLBORO ST	EXETER DAY SCHOOL		199,600	Educational
71	119	1E	11 MARLBORO ST	EXETER DAY SCHOOL		40,000	Educational
62	112		64 EPPING RD	GREAT BAY KIDS COMPANY INC		2,729,700	Educational
108	1		65 HAMPTON FALLS RD	HERONFIELD ACADEMY		191,800	Educational
64	41	E	231-237 WATER ST	PHILLIPS EXETER ACADEMY		2,291,300	Educational
64	42		255 WATER ST	PHILLIPS EXETER ACADEMY		762,500	Educational
64	43		225 WATER ST	PHILLIPS EXETER ACADEMY		1,125,900	Educational
64	46		223 WATER ST	PHILLIPS EXETER ACADEMY		1,007,600	Educational
71	119	E	14 GILMAN LN	PHILLIPS EXETER ACADEMY		5,102,100	Educational
72	169	E	ELM,ELLIOT,COURT ST	PHILLIPS EXETER ACADEMY		21,362,900	Educational
72	204	1E	17 SPRING ST	PHILLIPS EXETER ACADEMY		414,200	Educational
72	208	E	20 MAIN ST	PHILLIPS EXETER ACADEMY		25,432,400	Educational
72	209	E	MAIN/FRONT/TAN LN	PHILLIPS EXETER ACADEMY		32,602,900	Educational
83	1	E	GILMAN ST	PHILLIPS EXETER ACADEMY		26,153,300	Educational
83	87		31 ELLIOT ST	PHILLIPS EXETER ACADEMY		973,500	Educational

MBLU	Lot	Unit	Location	Owners Name	Co-Owner Full Name	Total Assessed Parcel Value	Exemption Type
62	90		12 LITTLE RIVER RD	CALVARY BAPTIST CHURCH		684,100	Religious
83	60		43 PINE ST	CHRIST CHURCH OF EXETER		2,735,900	Religious
91	32	E	55 HAMPTON FALLS RD	CHURCH OF JESUS CHRIST OF LATTERDAY SAINTS	IDX CHURCH TAX ADMIN #529-4401	2,278,000	Religious
72	222		21 FRONT ST	CONGREGATIONAL CHURCH		531,000	Religious
72	222	E	12 CENTER ST	CONGREGATIONAL CHURCH		516,600	Religious
73	143		73 WINTER ST	EXETER PRESBYTERIAN CHURCH		628,700	Religious
29	26		8 ANNA LOUISE DR	EXETER UNITED	METHODIST CHURCH INC	378,700	Religious
29	21	E	307 EPPING RD	EXETER UNITED	METHODIST CHURCH	1,351,500	Religious
95	61		94 LINDEN ST	FATHERS FAMILY CHURCH INC		575,600	Religious
72	166		10 ELM ST	FIRST UNITARIAN SOCIETY		1,117,600	Religious
91	35	E	47A HAMPTON FALLS RD	NORTHERN N E DISTRICT COUNSEL OF	THE ASSEMBLIES OF GOD INC	1,188,700	Religious

Permits & Approvals



EXETER PARKS & RECREATION

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



TOWN OF EXETER MEMORANDUM

TO: Russ Dean, Town Manager
CC: Corey Stevens, Director of Finance
FROM: Greg Bisson, Director of Parks and Recreation
RE: Park Improvement/ Rec Revolving Requests
DATE: 05/15/2023

Exeter Parks and Recreation requests the following from the Parks Improvement Fund/Revolving Fund:

Softball Field Infield Additional Costs:

The laser leveling was completed without some additional work needed to be completed. The turf damage around the lip of the infield was worse than previously expected and required further assistance. Our Two parks staff started cutting the sod around the lip to remove it, which ended up being more than the two staff could handle promptly. We were fortunate to have a vendor available to assist; Yeti Landcare freed up staff to assist in removing the old sod and replacing it with new sod. We had estimated it to take a day or two to complete this task, but due to the severity of the turf damage, this project took a little over a week to complete. We are happy to report that the fields came out excellent in the end, and we will be in good shape for the foreseeable future.

- **To allow the Parks and Recreation Department to expend \$1,900 from the Park Improvement Fund to purchase sod from Tuckahoe Turf.**
- **To allow the Parks and Recreation Department to expend \$3,800 from the Park Improvement Fund for the removal of old sod and installation of new sod.**

Heavy Duty Pickleball Nets:

With current capacity limits for pick-up pickleball, we still have a high demand for casual play. Open Play creates a challenge since the department moved a heavy-duty net, previously approved last year, to the lower courts to accommodate the growing program. Unfortunately, we have many players who either can not get into our program or choose not to participate in our programs that may show up from time to time. We want to purchase another set of these heavy-duty nets for the upper courts. These nets will have wheels that can be easily moved to accommodate tennis. Adding these nets would also provide another court to use when lower courts are in use. We are requesting using the Recreation Revolving Fund as the funding source to purchase these two additional nets. The Recreation Advisory Board voted in favor of this purchase, understanding that the Select Board needed approval. The total cost would be \$4,800, including shipping.

- **To allow the Parks and Recreation Department to expend at most \$4,800 out of the Recreation Revolving Fund to purchase a set of heavy-duty pickleball nets from Pioneer Athletics.**

Respectfully Yours,

Greg Bisson, Director Exeter Parks and Recreation

Correspondence

Laura Knott <woodbury.laura@gmail.com>

to Jennifer, Niko, Nils, Russ, Trevor, Melissa, me, Paul, Trisha

Hello Jennifer, Nils, Niko, and Russ,

I heard the latest update at the last May 1, 2023 Select Board Meeting that no bids were received for the Kingston Road project. I will be unable to attend the next Select Board meeting on May 15, so I deferentially pose the following questions I hope will be discussed and answered either before or during that meeting:

- When was the Request for Quotes released to potential bidders?
- Where were bid requests posted (or were they sent to a specific bidders list)?
- Were bidders given an appropriate amount of time to respond to the RFQ? What is a typical response time for a job of this size/scope?
- Has this occurred in the past (has the DPW received no bids for a project before)? What was the course of action then?
- Does the town need to receive two or more bids to consider an award (is competition required)?
- What are the next steps for moving this project forward? What is the associated timeline?
- Is there any way to speed up this process so this project can still be completed this year?

I wish to respectfully remind the DPW and the Board that the public affirmed their support of this project in 2015 and reaffirmed it in 2017, and again in 2021. That's eight years now where we've approved and funded sidewalks and bike lanes, but haven't had them. A child born that year would be a second grader by now and most certainly would use these sidewalks. I've provided a brief summary of the prior town meeting approvals below.

Thank you for your continued attention to this project. We drive this route almost daily and regularly see people riding their bikes or walking on the side of this busy road. Many people on this side of town eagerly await the day we'll be able to safely bike or walk into town.

Sincerely,

Laura Knott

15 Tamarind Lane

Brief History of Town Meeting Approvals:

- **March 2015:** Town approved funds to widen the road and add bike lanes (Warrant Article 19)
- **March 2017:** Town extended the appropriation expiration date to Dec 31, 2020 and added funding to separate the sidewalks from the roadway (Articles 15 & 16)
- **March 2021:** Town reauthorized the funds due to the deadline lapse and extended the completion deadline to Dec 31, 2025 (Warrant Article 12)



Russ Dean <rdean@exeternh.gov>

Kingston Road Project

Niko Papakonstantis <npapakonstantis@exeternh.gov>

Tue, May 9, 2023 at 4:41 PM

To: Laura Knott <woodbury.laura@gmail.com>

Cc: Paul Vlasich <pvlasic@exeternh.gov>, Russ Dean <rdean@exeternh.gov>

Hi Laura,

I hope that you and the family are well.

The bid docs were sent by CMA Engineers to approximately 20 DOT certified contractors experienced with these types of projects. In addition, invitations to bid were also posted in the Union Leader, Construction Summary of NH, the Associated General Contractors of NH, and the Town of Exeter website. Bidders were given three weeks to submit, which is the minimum timeframe, and also typical of the industry. The Town does not require two or more bids for consideration.

From my research, at least since 2008, there has not been an instance that I can find where a CIP project did not receive at least one bid. Presently, the Town and DOT are reviewing the project to find potential modifications to the schedule. We are reaching out to contractors who were provided the plans requesting feedback as to how we may make this more appealing to potential bidders.

Advertising the project for fall construction is a likely next step. Most contractors are currently booked for spring construction but could potentially squeeze the project in this fall. The other option is to advertise this fall for an early spring construction in 2024.

The Town will continue to vigorously advertise the project so that it may be constructed this year. Unfortunately it is hard to find a DOT certified contractor who is not already booked up for the year. Severe labor shortages and an influx of federal spending have created an environment where contractors can be more selective with the projects they take on and remain busy year round.

Finally, Jennifer Perry retired in December, 2022. Paul Vlasich, copied here, is the interim DPW Director.

Thank you for writing to us and I will keep you updated as developments progress.

Respectfully,

Niko

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

From: **Laura Knott** <woodbury.laura@gmail.com>

Date: Mon, May 8, 2023 at 8:43 PM

Subject: Kingston Road Project

To: Jennifer Perry <jperry@exeternh.gov>, Niko Papakonstantis <NPapakonstantis@exeternh.gov>, Nils Larson <nlarson@exeternh.gov>, Russ Dean <rdean@exeternh.gov>

CC: Trevor <knott.trevor@gmail.com>, Melissa Roy <mroy@exeternh.gov>, Pam McElroy <pmcelroy@exeternh.gov>, Paul Vlasich <pvlasic@exeternh.gov>, Trisha Allen <tallen@exeternh.gov>

Hello Jennifer, Nils, Niko, and Russ,

[Quoted text hidden]

[Quoted text hidden]



Russ Dean <rdean@exeternh.gov>

Kingston Road Project

Laura Knott <woodbury.laura@gmail.com>

Wed, May 10, 2023 at 7:16 AM

To: Niko Papakonstantis <NPapakonstantis@exeternh.gov>

Cc: Paul Vlasich <pvlasic@exeternh.gov>, Russ Dean <rdean@exeternh.gov>

Hi Niko,

Thank you for this thorough information and your quick response. It does sound like the town is doing everything in its power to make this happen sooner rather than later, so I thank you for that!

I agree the constraints in the availability of contractors is a challenge right now, so anything to improve the flexibility of the timing of the project would hopefully help. Reaching out to the potential bidders to see how to make this more attractive is a great step. Thank you. My concern with spring 2024 is the DOT funding portion, but since you're working in concert with them, I'm hopeful funding next year wouldn't be an issue.

Thanks for the info about Jennifer. I received a bounce back from her email address and was a bit confused, so appreciate that clarification.

Niko, I truly appreciate your thoroughness and thoughtfulness of response, and the efficient manner in which you run the Board meetings. Thank you for your great service to this town.

Sincerely,

Laura

[Quoted text hidden]



U.S. Department
of Transportation
**Federal Aviation
Administration**

New England Region
Office of the Regional Administrator

1200 District Avenue
Burlington, MA 01803-5299

Public Notice of Availability: FAA Instrument Flight Procedures Low-Level Helicopter System (ILHS) to support Helicopter Air Ambulance (HAA) Operations (ILHS-HAA Project) Draft Environmental Assessment (EA)

Summary: In accordance with the National Environmental Policy Act of 1969, 42 U.S.C. § 4321 et seq., and the Council on Environmental Quality (CEQ) regulations, 40 C.F.R. parts 1500-1508, the FAA issues this notice that it has prepared a Draft Environmental Assessment (EA) for the ILHS-HAA Project and has made it available for public review and comment. The Draft EA considers the potential environmental impacts of the implementation of the ILHS-HAA Project. The ILHS-HAA Project would seek to improve the efficiency of the national airspace system in Maine and portions of New Hampshire and Massachusetts by optimizing helicopter en route procedures serving various airports and heliports within the ILHS-HAA Project General Study Area.

The Project involves changes to helicopter flight routes and altitudes in certain areas. The Proposed Action does not increase the number of helicopter operations within the study area, nor result in any construction, ground disturbance, or modifications to terrain or structures. Potential environmental impacts discussed in the EA were analyzed in accordance with FAA Order 1050.1F, *Environmental Impacts: Policies and Procedures*.

The study area includes all or portions of 24 counties in Maine, New Hampshire, and Massachusetts. The boundary extends north to south from Fort Kent, ME in Aroostook County, to Boston, MA in Suffolk County. The easternmost portion is Calais, ME in Washington County and the westernmost portion is Wolfeboro, NH in Carroll County. The General Study Area covers the majority of ME, a portion of southeastern NH, and a small portion of northeastern MA.

Addresses: Electronic copies of the Draft EA and supporting materials are available at the following locations:

- 1) Online at:
 - a. https://www.faa.gov/air_traffic/community_engagement/maine
- 2) Electronic versions of the Draft EA have been sent to 72 libraries in the General Study Area. A complete list of libraries with electronic copies of the Draft EA is available online via:
 - a. https://www.faa.gov/air_traffic/community_engagement/maine

Comments: The public comment period will commence on May 8, 2023 and will close on June 9, 2023. The FAA encourages interested parties to review the Draft EA, and provide written comments during the public comment period. Written comments will be accepted by the FAA

postmarked no later than 11:59:59pm June 9, 2023. The public is invited to submit comments by mail, or via email. Before including your address, phone number, e-mail address or other personal identifying information in your comment, be advised that your entire comment – including your personal identifying information – may be made publicly available at any time. While you can ask us in your comment to withhold from public review your personal identifying information, we cannot guarantee that we will be able to do so.

You are encouraged to review the Draft EA and share your comments. You may send them via email to:

9-ANE-LoMDraftEA@faa.gov

If you prefer, you may also submit your comments via U.S. mail:

Attn: ILHS-HAA Project

Operations Support Group

FAA-ATO Eastern Service Center

1701 Columbia Avenue

College Park, GA 30337



Russ Dean <rdean@exeternh.gov>

CABT Update

1 message

Bradley Roseberry <broseberry@cabt.org>
Reply-To: Bradley Roseberry <broseberry@cabt.org>
To: rdean@exeternh.gov

Wed, May 3, 2023 at 10:16 AM

Dear Town Manager Dean,

I hope all is well. Over the past few months there has been no shortage of activity on the issue of bigger trucks in Congress or in state legislatures. CABT has been very busy pushing back on these threats.

In Congress we have been working multiple fronts. In the coming months we expect both the House Transportation & Infrastructure (T&I) and Agriculture committees to debate legislation that could include bigger trucks. T&I will be looking at ways to address perceived supply chain issues, with some Members advocating heavier trucks as a solution. The Agriculture Committee will be marking up the Farm Bill reauthorization. Two of the most vocal members in support of heavier trucks sit on this committee. We view both of these as real threats. We will keep you updated as the work in these committees heats up.

We are actively working to combat both threats. As I reported in our last email, we had our Law Enforcement Board on Capitol Hill to meet with new Members of Congress to educate them on truck size and weight. Following up on this, in late March we brought back local law enforcement and county officials to meet with their Congressional delegations, including with Members from key committees.

On our major policy initiative, we released our local bridge study, The Impacts of Heavier Trucks on Local Bridges. This research identified 72,240 local bridges across the country that would not be able to safely accommodate 91,000 pound trucks. The cost of replacing these bridges would be \$60.8 billion. Using this research, we are able to show every Member of Congress the number of bridges in their district that would not be able to handle these heavier trucks and the associated cost. This has been a tremendous tool on Capitol Hill.

Finally, we saw a significant victory in the Georgia state legislature, stopping a bill that would have allowed 90,000 pounds trucks for all commodities to operate across the state. We succeeded in reducing the weights and commodities and limiting the distance of travel in the final version, as well as adding a two-year sunset provision. This was very important to the federal campaign because of Georgia's prominence in the region. A statewide weight increase to 90,000 for all trucks in Georgia would lead surrounding states to do the same, eventually putting pressure on Congress to increase weights on the interstates.

As always, I would like to thank you for your continued advocacy against bigger trucks. If CABT can ever be of assistance, please let me know.

Thanks,

Brad

Brad Roseberry
President
Coalition Against Bigger Trucks

[Click here to unsubscribe.](#)



WAYPOINT

Help Along the Way

May 1, 2023

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

Dear Mr. Dean,

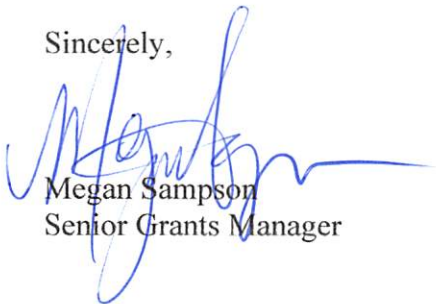
Thank you for the Town of Exeter's continued support, in the amount of \$10,000, of Waypoint services for Exeter residents.

Waypoint is providing a range of support for families and children in our community this includes supporting families who have a child with chronic medical conditions or children experiencing development delays as well as providing services that support families and prevent child abuse and/or neglect. In addition, we provide a range of workshops and educational options to support any family and playgroups for children.

These services are critical for reducing stress and supporting the health and safety of children and families in our community. As one parent recently let us know: "As the parents of a very sick child we struggle to meet everyday expenses while meeting our child's needs. We work very hard, but the costs of his care are beyond our means. The support you have provided has been such a relief. THANK YOU does not express how we truly feel inside."

With support from the Town of Exeter, we can continue to offer high quality and cost-effective services to residents. Thank you! Please feel free to contact me with any additional questions at (603) 518-4206 or sampsonm@waypointnh.org.

Sincerely,



Megan Sampson
Senior Grants Manager



Russ Dean <rdean@exeternh.gov>

NOTICE of Special Meeting of the Membership of CPCNH

3 messages

clifton.below@cpcnh.org <clifton.below@cpcnh.org>

Wed, May 10, 2023 at 6:52 PM

To: jeffreyquackenbush@gmail.com, charlieniebling@gmail.com, rlabrecque@agiliasenergy.com, howard.m.moffett@gmail.com, tmc@tmclark.com, j.kaspari@doover.nh.gov, sholmgren2@outlook.com, kim.quirk@gmail.com, nicholas.devonshire@gmail.com, jim@jamescallihan.com, april.salas@hanovernh.org, eacharrisville@gmail.com, craigp.hudsus@gmail.com, Clifton.Below@cpcnh.org, hebe.quinton@gmail.com, brownd@nashuanh.gov, JLamattina@newmarketnh.gov, nordicskate@gmail.com, bruce@2cker.com, mattslb94@gmail.com, evan.oxenham@gmail.com, Ktc@comcast.net, kathleen.u.kelley@gmail.com, charlieg481@gmail.com, lisacsweet@comcast.net, prange@alum.mit.edu, p.deschaine@comcast.net, jordan.applewhite@gmail.com, lew_0202@yahoo.com, clyde.carson@gmail.com, Dhemenway@webster-nh.gov, mwterry@gmail.com, property@wilmotnh.org, pwarren@berlinnh.gov, kphelps@boscowennh.gov, kclement@brentwoodnh.gov, kfolsom@canterburynh.gov, ccoates@co.cheshire.nh.us, m.joyal@doover.nh.gov, tselig@ci.durham.nh.us, Townmanager@enfield.nh.us, rdean@exeternh.gov, select@hancocknh.org, alex.torpey@hanovernh.org, SelectBoard@harrisvillennh.org, smalizia@hudsonnh.gov, BOS@hudsonnh.gov, selectboard@lymenh.gov, Shaun Mulholland <Shaun.Mulholland@lebanonnh.gov>, NashuaMayor@nashuanh.gov, townadmin@newlondon.nh.gov, sfournier@newmarketnh.gov, TownHall@pembroke-nh.com, nmacstay@peterboroughnh.gov, selectboard@peterboroughnh.gov, plainfield.ta@plainfieldnh.org, kconard@cityofportsmouth.com, selectmen@randolph.nh.gov, selectboard@rollinsford.nh.us, mscruon@town.rye.nh.us, bbergeron@town.rye.nh.us, townofshelburneh@gmail.com, dmoore@strathamnh.gov, selectmen@sugarhillnh.org, steve@americanprecision.org, sdowning@walpolen.us, administrator@warner.nh.us, selectboard@warner.nh.us, dhadley@webster-nh.gov, DHemenway@webster-nh.gov, admin@westmorelandnh.com, townadmin@wilmotnh.org, admin@wilmotnh.org
Cc: hw418noel@gmail.com, echerianjr@gmail.com, bobski85@gmail.com, sdoherty@canterburynh.gov, ccoates@co.cheshire.nh.us, W.Baber@doover.nh.gov, tselig@ci.durham.nh.us, jecourtney820@gmail.com, jgilman@exeternh.gov, l.w.szafranski@gmail.com, peter.kulbacki@hanovernh.org, AM@amaneval.com, kate.hudsonsus@gmail.com, tga@tga3.com, jamesg@blue-bottle.com, ChisholmD@nashuanh.gov, sfournier@newmarketnh.gov, rrainiel@gmail.com, dori.drachman@gmail.com, jacquelinerriddle30@gmail.com, stevenladd@comcast.net, Phrice@cityofportsmouth.com, ptlamp@gmail.com, kaletfamily@comcast.net, randhdanforth@gmail.com, casewalworth@aol.com, connorsmargo@gmail.com, dennis71nk33@gmail.com, geopacko@gmail.com, mbender@tds.net, john@jrsnowdon.com, Samuel Golding <golding@communitychoicepartners.com>, Henry <henry@cpcnh.org>, Michael Postar <MRP@dwgp.com>, Jhelum Bagchi <Jhelum.Bagchi@calpinesolutions.com>, "Scott N. Wrigglesworth" <swrigglesworth@ascendanalytics.com>, Devdatt Maganty <dmaganty@ascendanalytics.com>

Good evening CPCNH Member Representatives & principal executive officers,

Pursuant to Section 4.3 of our By-Laws, 22 primary Member Representatives have requested in writing that a **Special Meeting of the Membership** be convened on **Thursday May 25, at 9:00 am at 14 Dixon Avenue (Suite 201), Concord NH 03301**. This meets the threshold of at least 25% of the Membership (currently 9 for 33 members) making such a request, so I am formally noticing such a meeting. The primary purpose of this Special Meeting is to consider an amendment to the Reserves Policy to facilitate municipalities being able to launch through Cheshire Community Power, as well as other county CPA programs and regional groups that want to operate as a joint powers authority under RSA 53-A as a single community power program with a single Membership in CPCNH.

As we have worked with Cheshire County and the small towns interested in receiving service through them it, the need for equitable treatment of such communities relative to Member communities became apparent. As reserves conceptually should generally be in proportion to load and the cost to serve that load, which we will be tracking on an individual Member basis, if a town that is served through a County CPA were to depart under the terms of their agreement with the County, then it would be fair to allow the County to reduce their share of reserves in proportion to the departing load and allow that to flow through to the departing municipality, which might be joining CPCNH as a direct member, in which case the funds might be transferred to their Membership account as their own reserves, or refunded after meeting all obligations if they are departing service through the Coalition altogether.

Our Reserves Policy (at page 38) requires any change to this part of the policy to be approved by a unanimous vote of all Members present and voting at a Membership meeting with at least 14 days prior notice to such a meeting. Today is the 15th day prior to 5/25/23.

The regular May Board of Directors will follow on 5/25, which is a week later than has been traditional (3rd Thursday of the month), but the Board has not actually set a schedule for regular meetings for the rest of this year yet, so I am calling the next Board meeting for 5/25 pursuant to Section 5.8 of our By-Laws. Based on today's quick survey it looks like we should be able to meet our in-person quorum requirements for both meetings (9 and 5 respectively) and have a solid majority of Members and Directors represented.

More information will follow, but one thing I do want to notice about the 5/25 Board Meeting is that we will be considering approving the amendments to our Articles of Agreement that the full Membership approved at our 4/21/23 Annual Membership Meeting. Although that was the correct approval needed per our JPA and Articles of Agreement, it turns out that there is a state law (RSA 292:7) that requires Boards of Directors to also approve amendments to Articles of Agreement.

Our Reserves Policy, part of the Risk, Rates, and Reserves Policies package can be found on our website under About > Key Documents or directly here. The proposed amended language would be added as new text shown in green and red below to the existing text at the top of page 27:

Member Reserve Settlements Upon Withdrawal or Termination

If a Member withdraws from CPCNH or is involuntarily terminated, the balance of any reserves accrued by the Member will be distributed or applied as directed by the Member's governing body, after satisfaction of the Member's contractual obligations with CPCNH and in accordance with any applicable law and regulation.

Provision of Fractional Reserve Settlements for Member Departing Load

If a) a municipality participating in a county plan withdraws or otherwise departs from a Member CPA, or b) a municipality and/or county withdraws or otherwise departs from a Member CPA comprised of a group of such entities operating jointly pursuant to RSA 53-A, then an equitable portion of the reserves accrued by the Member CPA will be distributed or applied for the benefit of the withdrawing or departing entity in accordance with the Member CPA's contractual obligations with CPCNH and any applicable law and regulation.

Please don't hesitate to be in touch if you have any questions. Thank you – more soon.

Clifton Below

Chair, Community Power Coalition of NH ❖ Assistant Mayor, City of Lebanon

personal office: 1 COURT ST, STE 300, Lebanon, NH 03766-1358

(603) 448-5899 (O), 667-7785 (M) ❖ CPCNH.org ❖ www.linkedin.com/in/clifton-below

Russ Dean <rdean@exeternh.gov>
To: Melissa Roy <mroy@exeternh.gov>

Wed, May 10, 2023 at 7:05 PM

FYI

[Quoted text hidden]

Paul Looney <lew_0202@yahoo.com>

Thu, May 11, 2023 at 3:34 AM

To: clifton.below@cpcnh.org, jeffreyquackenbush@gmail.com, charleniebling@gmail.com, rlabrecque@agilitasenergy.com, howard.m.moffett@gmail.com, tmc@tmclark.com, j.kaspari@doover.nh.gov, sholmgren2@outlook.com, kim.quirk@gmail.com, nicholas.devonshire@gmail.com, jim@jamescallihan.com, april.salas@hanovernh.org, eacharrisville@gmail.com, craigp.hudsus@gmail.com, Clifton.Below@cpcnh.org, hebe.quinton@gmail.com, brownd@nashuanh.gov, JLamattina@newmarketnh.gov, nordicskate@gmail.com, bruce@2cker.com, mattslb94@gmail.com, evan.oxenham@gmail.com, Ktc@comcast.net, kathleen.u.kelley@gmail.com, charlieg481@gmail.com, lisacsweet@comcast.net, prange@alum.mit.edu, p.deschaine@comcast.net, jordan.applewhite@gmail.com, clyde.carson@gmail.com, Dhemenway@webster-nh.gov, mwterry@gmail.com, property@wilmotnh.org, pwarren@berlinnh.gov, kphelps@boscaewennh.gov, kclement@brentwoodnh.gov, kfolsom@canterburynh.gov, ccoates@co.cheshire.nh.us, m.joyal@doover.nh.gov, tselig@ci.durham.nh.us, Townmanager@enfield.nh.us, rdean@exeternh.gov, select@hancocknh.org, alex.torpey@hanovernh.org, SelectBoard@harrisvillenh.org, smalizia@hudsonnh.gov, BOS@hudsonnh.gov, selectboard@lymenh.gov, Shaun Mulholland <Shaun.Mulholland@lebanonnh.gov>, NashuaMayor@nashuanh.gov, townadmin@newlondon.nh.gov, sfournier@newmarketnh.gov, TownHall@pembroke-nh.com, nmacstay@peterboroughnh.gov, selectboard@peterboroughnh.gov, plainfield.ta@plainfieldnh.org, kconard@cityofportsmouth.com, selectmen@randolph.nh.gov, selectboard@rollinsford.nh.us, mscruton@town.rye.nh.us, bbergeron@town.rye.nh.us, townofshelburnenh@gmail.com, dmoore@strathamnh.gov, selectmen@sugarhillnh.org, steve@americanprecision.org, sdowning@walpolenh.us, administrator@warner.nh.us, selectboard@warner.nh.us, dhadley@webster-nh.gov, DHemenway@webster-nh.gov, admin@westmorelandnh.com, townadmin@wilmotnh.org, admin@wilmotnh.org Cc: hw418noel@gmail.com, echerianjr@gmail.com, bobski85@gmail.com, sdoherty@canterburynh.gov, ccoates@co.cheshire.nh.us, W.Baber@doover.nh.gov, tselig@ci.durham.nh.us, jecourtney820@gmail.com, jgilman@exeternh.gov, l.w.szafranski@gmail.com, peter.kulbacki@hanovernh.org, AM@amaneval.com, kate.hudsonsus@gmail.com, tga@tga3.com, jamesg@blue-bottle.com, ChisholmD@nashuanh.gov, sfournier@newmarketnh.gov, rrainiel@gmail.com, dori.drachman@gmail.com, jacquelinerriddle30@gmail.com, stevenladd@comcast.net, Phrice@cityofportsmouth.com, ptlamp@gmail.com, kaletfamily@comcast.net, randhdanforth@gmail.com, casewalworth@aol.com, connorsmargo@gmail.com, dennis71nk33@gmail.com, geopacko@gmail.com, mbender@tds.net, john@jrsnowdon.com, Samuel Golding <golding@communitychoicepartners.com>, Henry <henry@cpcnh.org>, Michael Postar <MRP@dwgp.com>, Jhelum Bagchi <Jhelum.Bagchi@calpinesolutions.com>, "Scott N. Wrigglesworth" <swrigglesworth@ascendanalytics.com>, Devdatt Maganty <dmaganty@ascendanalytics.com>

"I request that a Special Meeting of the a Membership of CPCNH be held on 5/25/23 at 9am at 14 Dixon Ave. in Concord for the purpose of considering an amendment to our Reserve Policy."

Sent from Yahoo Mail for iPhone

[Quoted text hidden]



Towards maximum self-sufficiency...

NH Local Welfare Administrators Association

c/o Dennehy & Bouley LLC
17 Depot Street, Suite #3
Concord, NH 03301
Telephone: 603-228-2118

April 18, 2023

The Honorable Len Turcotte, Chair
Legislative Office Building, Room 301
107 North Main Street
Concord, NH 03301

RE: Support of **SB 110** that clarifies residency, for municipal local welfare purposes, for hospitals, correctional facilities, treatment program centers, and emergency sheltering services, including motels paid for by a municipality or other service providers, agencies, and organizations.

Dear Honorable Chair Turcotte and Committee Members,

The New Hampshire Local Welfare Administrators Association (NHLWAA) is a professional non-profit organization that educates and supports our municipal members to foster compliant, humanitarian and fiscally responsible assistance practices when assisting residents with NH RSA 165:1 statutorily obligated basic needs. Municipal Local Welfare is a valuable expert social service voice and resource to decision makers within town and city halls throughout New Hampshire.

NHLWAA respectfully submits this letter as additional testimony to support SB 110, as this bipartisan initiative's passage will establish a common ground, fair and equitable agreement on residency in relation to hospitals, correctional facilities, treatment programs centers and emergency temporary housing services and placements outside of a municipality of origin. Passage will foster increased municipal support for temporary emergency housing and other supportive services, by clarifying residency liability to the municipality of origin.

Clarification of residency, for local welfare purposes, will increase municipal liability fairness while continuing to comply with humanitarian obligations, indicated in RSA 165:1. The clarifying humanitarian safeguard language in the bill indicates, "Temporary urgent assistance may need to be provided to meet basic needs of transient individuals or residents of other municipalities." Also, "Municipalities shall communicate and coordinate assistance options with each other, including reimbursements from municipalities of origin pursuant to RSA 165:2-a." NHLWAA will advise municipal local welfare officials to practice situational residency assistance flexibility when situations warrant.

As you are aware, initiatives to increase emergency housing services throughout our state are often met with concern for increased financial liability for host municipalities. This bipartisan supported clarification continues to honor municipal legal and humanitarian obligations, increases municipal collaboration efforts, increases provider services, and decreases concerns for financial liability to the host municipality.

We hope our shared information is helpful. We are available to answer any questions you may have.

Respectfully yours,

Todd M. Marsh
NHLWAA President
603 332-3505
info@nhlwaa.org

New Hampshire Municipal Association

THE SERVICE AND ACTION ARM OF NEW HAMPSHIRE MUNICIPALITIES

LEGISLATIVE BULLETIN

Legislative Bulletin 19

2023 Session

May 5, 2023

Quiet - For Now

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Despite a House Session this week and a Senate Session scheduled for next week, there is little of municipal interest, other than continuing negotiations on the budget, that we haven't already mentioned in prior Legislative Bulletins. Next week will see the Municipal & County Government Committee executive session that we mentioned in [last week's Bulletin](#). We are also waiting for the Senate Judiciary Committee to hold executive sessions on a number of bills, including [HB 307](#), the attorney's fees bill, which we wrote about in [Bulletin #14](#). We believe that bill will be discussed at the executive session scheduled for Tuesday, May 9 at 1:00 p.m. in State House Room 100, and we are hopeful that the Senate Judiciary Committee will recommend HB 307 as Inexpedient to Legislate.

We anticipate that it will be several more weeks before we know the Senate's position on the budget as the Senate has until Thursday, June 8 to act on both **HB 1**, the budget, and **HB 2**, the budget trailer bill. (Because both HB 1 and HB 2 were both assigned to Senate Finance as their initial committee, there would be no second committee for them to go to after Senate Finance makes its recommendation and the Senate votes on both.) If the House and Senate policy committees wrap up most, if not all, of their work next week or the following, there will likely be very little to report until the Senate decides on its position on the budget.

Fast Democracy Update

Live Bill Tracker

As we wrote about in [Bulletin #1](#), NHMA launched a new feature on our website this year: a [live bill tracker](#). This bill tracker enables visitors to our website to see what bills NHMA is following and allows visitors to subscribe to daily or weekly (published Fridays)

updates on either all the bills that we're tracking or specific bill topics. We are pleased to report that we have heard great feedback on our move to digitalization and greater transparency both from our members and from legislators. We have had a number of great conversations this session about Fast Democracy, but we would love to hear more from our members as we start the process of thinking about how to better use Fast Democracy next year. What did you like? What did you dislike? How could we improve? Please shoot us an email at governmentaffairs@nhmunicipal.org and let us know your thoughts. And remember—you can subscribe to updates, or change your subscription preferences, at any time.

Hearing Schedule

Please [click here](#) to find a list of hearings next week on bills that NHMA is tracking. Please note that the linked PDF only covers hearings scheduled for the next week. For the most up-to-date information on when bills are scheduled for a hearing, please use our [live bill tracker](#).

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[2022 Final Legislative Bulletin](#)

Website: www.nhmunicipal.org

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New Hampshire Municipal Association

THE SERVICE AND ACTION ARM OF NEW HAMPSHIRE MUNICIPALITIES

LEGISLATIVE BULLETIN

Legislative Bulletin 20

2023 Session

May 12, 2023

Negotiating Season

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Live Bill Tracker

While there might not be much to report for hearings, there is plenty going on at the State House, particularly with regard to negotiations over both policy and budgetary items. It is important for our members to keep in mind that as both House and Senate leadership consider how to best get the other body to vote to pass their priorities that a number of amendments—some of which may not seem “germane” to the underlying bill—will be offered. Whether an amendment is “germane,” *i.e.* on the same subject matter, is a matter for the chair of the committee to decide. In previous years, we have seen chairs take the position that anything passed by the full body that originally went through their committee is germane to any bill being considered by their committee. Therefore, we are busy reading every amendment that we see published and chasing every rumor of an amendment that we hear while at the state house.

What’s up with the State Budget?

The Senate Finance Committee continued its work on the budget this week, after meeting almost daily this past week, with plans to do so again next week. So far, the committee has held briefings with all state departments and agencies, which is the foundation from which both the governor and the House build their version of the budget. At the same time, the Senate Ways and Means Committee, which is responsible for generating revenue projections that will be used in the Senate’s version of the state budget, continues to analyze revenue projections for the coming biennium. This week, the Senate Ways and Means Committee estimated that state revenue will be fairly flat, in most cases, but did forecast higher revenues than both the House and the governor’s estimates. Accordingly, the Senate Finance Committee will have more revenue to work with when

adjusting budget recommendations and enacting Senate policy priorities.

The Senate Ways and Means Committee will continue to receive “surplus statements” from the Legislative Budget Assistant’s Office, essentially a reckoning of projected revenues and recommended appropriations, which will allow the Finance Committee to see where things stand and to make further budget adjustments before completing its work. The legislature is required to pass a balanced budget, so at this time of year, we pay close attention to these surplus statements.

A Potpourri of Legislation Passed by the Senate

Yesterday, the Senate acted on many of the House bills that we have mentioned this session in past *Legislative Bulletins* impacting a variety of municipal functions (see list below). Bills that had a fiscal note—designated by an “FN” following the bill number—will now head to a second committee for a hearing. The second committee—either the Senate Finance Committee or Ways and Means Committee—will consider whether the proposed policy is an efficient and effective use of state or local funds.

HB 461-FN, as amended and passed by the Senate, would now create a study commission to study the impacts of local staffing decisions on the New Hampshire Retirement System (NHRS). The original bill would have required municipal employers to obtain an analysis from NHRS when eliminating or transferring a Group I or II position from full-time to part-time. Additionally, the original bill would have imposed a costly requirement on the employer to continue to make contributions to the NHRS in perpetuity unless the position is restored to full-time status. The newly proposed **HB 461** study commission would explore the fiscal impact of this proposal, the cost to a municipality that changes its staffing structure to better suit the needs of its citizens, and whether those decisions negatively impact the retirement system.

HB 197 would prorate the amount of an individual’s fractional interest in a property that is eligible for a property tax exemption for the blind, disabled, deaf or severely hearing impaired, or elderly. The Senate passed **HB 197**.

HB 174 would enable a logging operation to begin a cut upon the expiration of 15 days after filing of an intent to cut with a municipality, if the municipality does not act within that statutorily prescribed 15-day period. This bill further makes it a violation for

assessing officials to fail to forward a notice to cut to the Department of Revenue Administration in a timely fashion. The Senate passed **HB 174**.

HB 247-FN, relative to well radii, would remove encroachment waivers, require the use of a setback reduction form, and remove certain requirements for amended septic system plans with the intent of simplifying the application process. The Senate passed **HB 247**.

HB 252, which would exempt agricultural operations from certain municipal noise ordinances, passed the Senate with an amendment. As amended, the bill would *not* exempt agritourism from noise ordinances and would apply to other farming activities only.

HB 534-FN would appropriate \$5 million over the next biennium budget for the creation of a water assistance fund to be used to repair and replace drinking water treatment sources damaged by natural disasters. The Senate passed **HB 534**.

HB 555-FN was laid on the table by the Senate. This bill would appropriate state general fund surplus toward the retirement system unfunded accrued liability by requiring that the state transfer 25 percent of the biennial surplus to NHRS to reduce the retirement system's unfunded actuarial accrued liability (UAAL) determined under RSA 100-A:16, II, to the extent the surplus meets or exceeds certain financial conditions. For fiscal year 2022, NHRS reported an unfunded liability of \$5.69 billion in the actuarial valuation. Current actuarial valuations estimate that the unfunded liability accounts for more than 75 percent of current employer rates, borne solely by the participating employers. We encourage our members to continue to reinforce the positive impact this policy proposal would have by providing local tax relief through decreasing municipal employer costs.

Help for Financing Broadband in Communications Districts

This week, the House Municipal and Country Government Committee recommended **SB 222** as Ought to Pass. This bill would allow communications districts formed under RSA 53-G to finance broadband through revenue bonds. This bill would enable municipalities participating in a communications district to expand broadband in unserved and underserved areas through tax exempt financing paid back through funds generated by the project's revenues, rather than the taxpayers. Some rural New Hampshire

communities still lack access to adequate broadband. Since 2018, New Hampshire has supported municipal efforts through enabling legislation and appropriating federal and state funds for the build out of this essential public utility service and infrastructure. We are hopeful that the House will follow the committee's recommendation and pass this bill.

Hearing Schedule

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