

Select Board Meeting
Monday, March 4th, 2024, 6:50 p.m.
Nowak Room, Town Offices
10 Front Street, Exeter NH 03833

Regular Business Meeting Begins at 7:00 pm

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

To access the meeting, click this link: <https://us02web.zoom.us/j/84486231350>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 844 8623 1350

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

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

More instructions for how to access the meeting can be found here:

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

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

AGENDA

1. Call Meeting to Order
2. Board Interviews – Lisa Dolloff – Communications Advisory Committee
3. Public Comment
4. Proclamations/Recognitions
5. Approval of Minutes
6. Appointments
 - a. None
7. Resignations
 - a. None
8. Discussion/Action Items
 - a. Pairpoint Park Update
9. Regular Business
 - a. Tax Abatements, Veterans Credits & Exemptions
 - b. Permits & Approvals
 - c. Town Manager's Report
 - d. Select Board Committee Reports
 - e. Correspondence
10. Review Board Calendar
11. Non-Public Session
12. Adjournment

Niko Papakonstantis, Chair
Select Board

Posted: 03/01/24 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



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

Interview w/SB
3/4/24 6:50pm

Statement of Interest Boards and Committee Membership

Committee Selection: Communications Advisory Committee

New

Re-Appointment

Regular

Alternate

Name: Lisa Dolloff **Email:** dolloff.lisa@gmail.com

Address: Wentworth St. Exeter **Phone:** (603) 580-5268

Registered Voter: Yes No

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

I'm interested in serving on the Communications Advisory Committee to help improve communication between "the town" of Exeter and the people of Exeter. While I don't have formal training or experience in communication, I do have an interest in enriching community and helping people feel heard. I have a specific interest in social media and connecting online communication with in-person communication. I created the We Are Exeter Instagram community, and have been a moderator in the Exeter Community Forum on Facebook for the past three years. Moderating that group online has allowed me to see there's a disconnect between "the town" and "the people" for many, and I'm interested in finding ways to help close that gap a bit.


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

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

After submitting this application for appointment to the Town Manager:

- The application will be reviewed and you will be scheduled for an interview with the Select Board
- Following the interview the Board will vote on your potential appointment at the next regular meeting
- If appointed, you will receive a letter from the Town Manager and will be required to complete paperwork with the Town Clerk prior to the start of your service on the committee or board.

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

Signature:  Date: 02/27/24

To be completed by Select Board upon appointment:

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

Approval of Minutes

Appointments

Resignations

J. Darden Rives
18 Grove Street
Exeter, New Hampshire 03833

29 February, 2024

Mr. Niko Papakonstantis
Chair, Select Board
Town of Exeter
Town Manager's Office
10 Front Street
Exeter, New Hampshire 30833
(by email)

Dear Mr. Papakonstantis,

Due to a change in personal circumstances, I am unable to continue as a member of the Budget Review Committee for the foreseeable future. I appreciate the opportunity to work with Mr. Kelly and other members of the committee over the past year's budget cycle. Participation in this committee is the best way for any citizen interested in the operations of this town to learn first-hand about all the many people and activities that make this great town function. When circumstances permit, I will be interested in participating again.

Thank you for the opportunity this past year.

Best regards,

Darden Rives

Discussion/Action Items

Pairpoint Park Update



TOWN OF EXETER

Planning and Building Department

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

www.exeternh.gov

Date: February 27, 2024
To: Exeter Select Board
From: Dave Sharples, Town Planner; Melissa Roy, Assistant Town Manager; and Greg Bisson, Parks and Recreation Director
Re: Pairpoint Park

We are writing this joint memorandum in the hopes of providing information on the recent request regarding Pairpoint Park. We have developed several options the Board may consider. We are sure there are other options but these are the ones we thought of given the short turnaround time to examine this matter. We provide the options below. We have attached further analysis of each option that includes a discussion of each option, an estimated initial cost, and the estimated annual operating expense.

Option 1: Do the minimum amount of work necessary to open the park for public use.

Option 2: Do not take any action at this time and keep the parcel fenced off while a plan for the park is developed.

Option 3: Install a fence along the sidewalk side and provide a viewing area adjacent to the sidewalk. With this option, you can either fill in the hole or leave it as is for the time being.

In order to provide the enclosed analysis of each option, we conducted several site visits with Town staff, and some of the folks that attended the recent Select Board meeting.

We recommend either Option 2 or Option 3. Our preference is Option 3 as it satisfies the goals of the residents to enhance fundraising efforts and provides visibility of the site and some access while satisfying staff's concerns regarding public access to the entire site. We met with Keith Whitehouse, Dave Short, and Nancy Berkowitz onsite and they seemed supportive of Option 3.

Thank you.

enc (2)

Option 1

This option is provided since it appears to be the desire of the residents that attended the February 26th Select Board meeting. The current plan shown in the Shoreland Permit does not include all the work we believe is necessary to open the park to the public. Each item that we feel needs to be addressed is as follows:

Uneven ground outside of the fill area

This may be the most concerning issue with opening the parcel to public use. The area outside of the proposed fill area shown on the Shoreland permit is uneven and sloped. Rocks, depressions, and mounds coupled with the slope, make this area less than ideal for public use. A solution would be to grade this area as well but we are unclear of what we will run into by penetrating the soil.

There was a fire at this site. According to our Highway Superintendent, Jay Perkins, the fire department called DPW the night of the fire and requested dump trucks and an excavator on site. The problem was the size of the rubble pile and for safety it was loaded onto town trucks and hauled to Simpsons pit. DPW only hauled enough to make it safe for the buildings beside it so the rest of the rubble from the fire is still there in the foundation hole and it is burned wood, metal and who knows what. After the fire there was a fence put up and remains that way today. These facts are a concern as we do not know what is underneath the grass and settling of the debris may have caused some of the uneven ground conditions. If this is the case, there is no guarantee that this settling will not continue. It may even be exasperated by public use.

In addition to what may be underneath the ground that will remain untouched, there are:

The existing stone foundation

Part of the existing stone foundation can be seen due to the existing hole proposed to be filled in. We are uncertain where the rest of the foundation is but we assume it is still beneath the ground. The existing foundation on the west side of the site has collapsed into the hole. At a minimum, the granite blocks and pieces of cement will need to be removed from the hole prior to filling it and the granite stockpiled onsite for future use. This will create a pile of granite somewhere on the site until it is reused in a future plan.

Utilities

There is a sewer line and a gas line coming onto the property through the stone foundation along the sidewalk. There also is likely a water stub somewhere in the middle of the site but is not visible today. There are two larger water line caps at the eastern edge of the property that are tripping hazards that would need to be addressed. Finally, there is an unknown pipe in the middle of the site closer to the river. It is a cast iron pipe with a cover but no markings. We do not know what this is, where it goes, or what it goes to. We would recommend investigating these utilities to determine the best way to address them.

The existing retaining wall along the river and proposed fencing

There was mention of a fence being installed on top of the retaining wall. At the time of writing this memorandum, we have been unable to find any information on the structural integrity of the retaining wall along the river. What we do know is that it was part of the fish ladder when the dam existed. There may be a desire to evaluate the structural integrity of the wall. Moreover, we do not know what the final plan for the park will be so we do not know what role this wall will play in the final design of the park. For example, if we do a cut at the sidewalk and a fill at the retaining wall to flatten the site, it may include adding onto the wall. If this option is pursued then it could result in removing the fence we installed initially.

We are also unclear on where the fence will go on either side of the retaining wall to properly prevent folks from walking around it. It appeared that the folks were proposing putting the fence up into the grass and then turning it and ending at the structures on either side. This location appears that the fencing would need to be installed onto the abutting properties. We would need to coordinate with these owners prior to installation.

Estimated initial Town investment: \$9,800 - \$11,700

This initial investment includes allowances for fencing (\$5,300 - \$7,200), trash receptacle \$1,000, recycling receptacle \$1,000, dog waste station (\$500), geotechnical/structural engineer (\$1,500), utility stub/abandonment (\$500).

Estimate annual expenses: \$2,030

Annual expenses include consistent mowing throughout the growing season. We did not include time for DPW or Recreation to empty waste containers.

Option 2

This option is a straightforward approach. It leaves the site as is while we work through the process of developing a design for the future park. We do not have to deal with the uneven ground or what is underneath it. We do not do anything to the existing stone foundation, the utilities, nor do we need to install a fence along the river side of the property. While the site should be stabilized, the fact is that it has been in this condition 30+ years and could likely be kept as is for several more.

Granted, this approach does not meet the goals of the residents who came forward at the Select Board meeting. It was our understanding that the attendees at the meeting wanted to open the park for public use in order to generate excitement to enhance fundraising efforts.

Estimated initial Town investment: **\$0**

Estimated annual expenses: **\$140** (mowing twice a year)

Option 3

We are providing this option to offer a solution that may satisfy the goals of the interested residents while protecting the public interest by minimizing public access to the site until further site evaluation can be completed. The residents expressed a desire to open it to the public to enhance fundraising efforts and to have “visibility” of the space. They also mentioned a possible sign that provides information on the project and ways to donate.

We came up with a potential concept that would include removal of the existing fence along the sidewalk, erecting a new fence but allowing for a viewing area onto the parcel so folks could have access to a portion of the lot. Fencing along the sidewalk is likely part of the final design so you may only have to relocate the fencing around the viewing area.

The foundation hole is unsightly but we could do a combination of solid fencing and see through fencing in the viewing area or we could go ahead and fill in the hole but the public could not access this area. As long as the debris is removed, the utilities properly dealt with, then there is not an issue with filling the hole. Some of the material may have to be removed depending upon final design but this will not add much to a future scope of work. We have enclosed a sketch of this concept.

This option would include revising the shoreland permit to include the viewing area. At this point, we would recommend keeping the filling in the hole as part of the Shoreland permit to leave our options open.

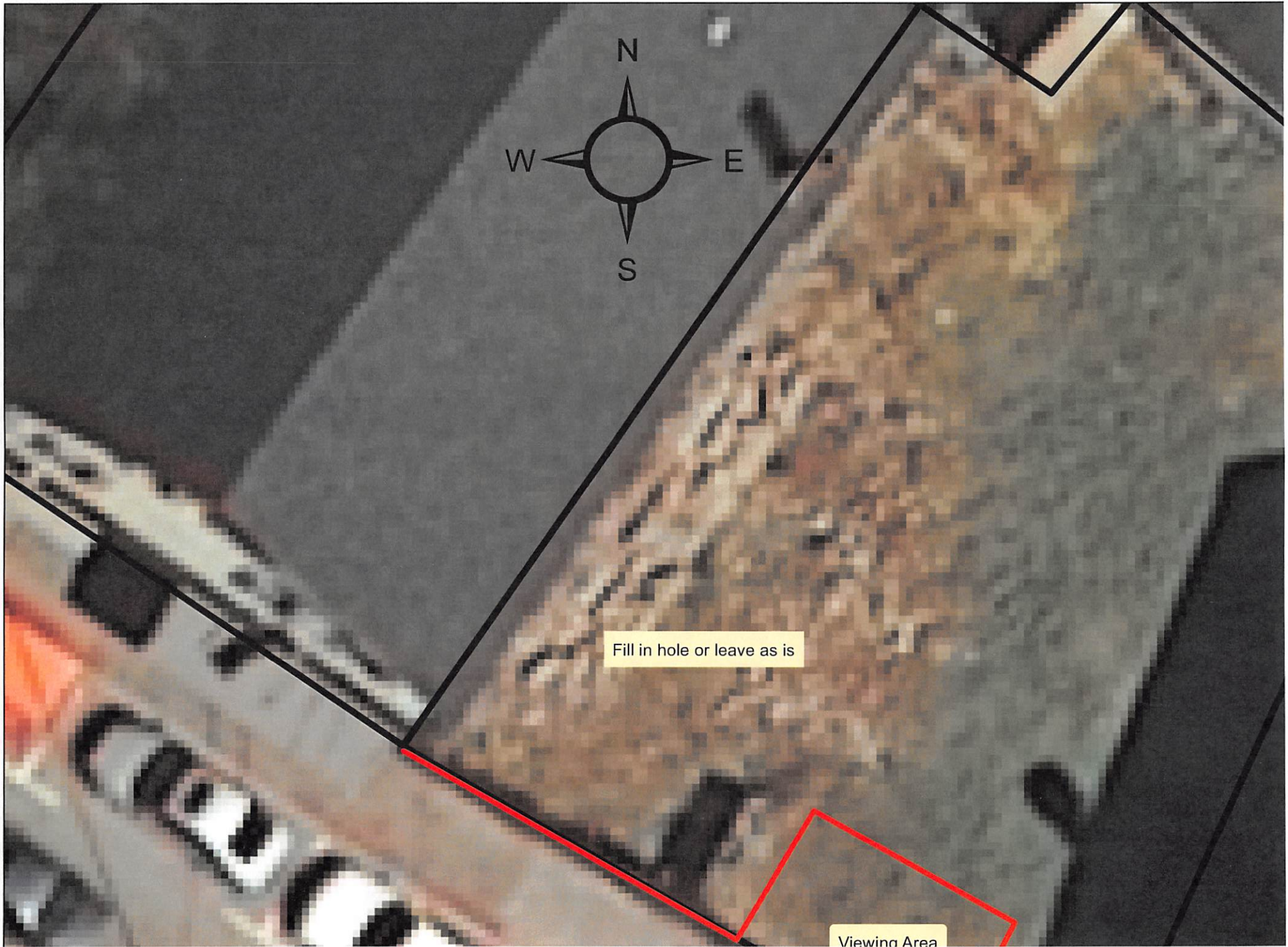
Estimated initial Town investment: \$7,800 – \$9,700

This initial investment includes allowances for fencing (\$5,300 - \$7,200), trash receptacle \$1,000, recycling receptacle \$1,000, utility stub/abandonment (\$500).

Estimated annual expenses: \$140 (mowing twice a year)

We did not include time for DPW or Recreation to empty waste containers.

Option 3 Concept



Fill in hole or leave as is

Viewing Area



TOWN OF EXETER, NEW HAMPSHIRE

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

February 23, 2024

Shoreland Inspector
New Hampshire Department of Environmental Services
29 Hazen Drive
PO Box 95
Concord, New Hampshire 03301-0095

Re: New Hampshire Department of Environmental Services (NHDES)
Shoreland Permit Application
Pairpoint Park, 23 Water Street (Tax Map 72, Lot #39)
Exeter, New Hampshire

Dear Shoreland Inspector:

This letter transmits a NHDES Shoreland Permit by Notification Application for proposed impacts within the 250-ft protected shoreland, 150-ft woodland buffer zones, and 50-ft waterfront buffer zones of Squamscott River in Exeter, New Hampshire. The impacts are associated with the proposed sand and gravel fill to be installed for a new public waterfront park along Water Street in Exeter, NH. The Town of Exeter is filing this Application as the applicant, and will also copy the Town of Exeter as a notification that a permit application has been filed with the State that includes jurisdictional impacts within the municipality.

The proposed project includes the installation of sand and gravel mix to fill an abandoned cellar hole that is undermining the abutting public sidewalk along Water Street. In addition, a safety fence will be installed on top of the existing retaining wall that delineates the bank of the Squamscott River. The existing site is a grass lot with no trees or saplings, thus a zero point score in accordance with the Vegetation Management Fact Sheet. An existing retaining wall abuts the property and the Squamscott River and is not proposed to be impacted further than a fence installation (See **Figure 3**). The installation of the sand and gravel mixture to the cellar hole will protect the existing public sidewalk and allow safe public foot access to the site and waterfront in a highly trafficked area along Water Street. The proposed work will include silt sock installation along the existing retaining wall during construction and exposed soils will be seeded and straw mulched. Any fertilizer used shall be a slow or controlled release product.

Refer to **Figure 3 – Shoreland Impact Plan** for details.

A summary of the proposed shoreland impacts is provided below.

Town	Waterbody	Shoreland Zone (ft)	Shoreland Impact (SF)
Exeter	Squamscott River	50	662
		150	235
		250	-

If you have any questions, please contact Dave Sharples, Town Planner at 603-773-6114 or at dsharples@exeternh.gov.

Very truly yours,

Niko Papakonstantis
Exeter Select Board Chair

Attachments: Shoreland Permit by Notification Form
Abutters List
Photo Log
Figure 1 - Locus Plan
Figure 2 - Tax Maps
Figure 3 - Shoreland Impact Plan



SHORELAND PERMIT BY NOTIFICATION (PBN) ELIGIBILITY AND CHECKLIST

Water Division/Land Resources Management
Shoreland Program

[Check the Status of your PBN](#)



Keep this page for your reference; do not submit with your application.

Please read this checklist and confirm that your project meets the qualifications for a Shoreland Permit by Notification (PBN). Note that if a PBN is rejected, there is no process for adjustment, and the fee will **not** be returned.

ELIGIBILITY

Your project must meet **EACH** of the following statements to qualify for the simplified PBN process:

- The project **does not** include work in the water or within the bank of a waterbody, such as a dock, boathouse, or retaining wall; the project is not within the [100-foot tidal buffer zone](#); and the project does not include beach sand replenishment.
- The project **does not impact** more than 1,500 square feet or result in a net increase of more than 900 square feet of [impervious area](#). "Project" is defined as the full scope of development activities that are proposed to take place on a parcel of property within 5 years of the application date. These square footage limits do not apply to project types 2, 3, and 4 listed in Section 5.
- The project **has not** already begun or been completed. After-the-Fact projects must be reviewed as Shoreland Permit Applications.
- The project **does not** include the modification, expansion, or redevelopment of a [nonconforming structure](#). These projects typically require a More Nearly Conforming Request and review as Shoreland Permit Applications. Note that exceptions **may** apply to some projects involving decks attached to nonconforming primary structure. Contact the Shoreland Program for more information.

Does your project proposal meet **ALL** of the statements above?

- YES. Proceed to completing the Shoreland PBN form below.
- NO. You cannot use this form – you must use the standard [Shoreland Permit Application Form](#) and/ or a [Wetlands Permit Application form](#).



UNSURE?

- Check the [List of Activities That Do Not Require Shoreland Permitting](#).
- See the Shoreland Program's [Vegetation Management Fact Sheet](#) and [Frequently Asked Questions](#).
- Contact the Shoreland Program at shoreland@des.nh.gov or call (603) 271-2147 to speak with a Shoreland Specialist.

INSTRUCTIONS

Mail your complete application form and supporting materials to: NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095.

To increase the chances of your PBN being accepted, ensure that you have completed the following:

- The property owner has read and signed the form and initialed the conditions and certifications in Sections 9 and 10.
- The notification includes a check with the correct fee, per Section 6.
- The notification includes photos of each area that will be impacted, per Section 7.
- The notification includes a complete plan of the proposed work in accordance with Section 8 of the PBN Form.

WHAT TO EXPECT

The New Hampshire Department of Environmental Services (NHDES) will review your notification within five business days and email (if provided) or mail you a copy of the accepted notification or a notice of rejection.

shoreland@des.nh.gov or (603) 271-2147

NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov



SHORELAND PERMIT BY NOTIFICATION (PBN) NOTIFICATION FORM

Water Division/Land Resources Management
Shoreland Program

[Check the Status of your PBN](#)



RSA/Rule: RSA 483-B/Env-Wq 1400

Administrative Use Only	Administrative Use Only	<input type="checkbox"/> PBN Accepted, Expires:	
		<input type="checkbox"/> PBN Rejected	Reviewer's Initials:
		File No.:	Admin's Initials:
		Check No.:	Amount:

This form requests authorization to excavate, fill, or construct new structures within the protected shoreland, which is 250 feet landward of the reference line of public waters, as regulated under RSA 483-B. Refer to the cover sheet to determine your eligibility to use this form in lieu of the standard Shoreland Permit Application. **Please note:** Notification packages missing required components will be rejected and the fee will not be returned.

SECTION 1 - PROPERTY OWNER (RSA 483-B:5-b; Env-Wq 1406.17)			
LAST NAME, FIRST NAME, M.I.: Papakonstantis, Niko, Town of Exeter Select Board Chair			
MAILING ADDRESS: 10 Front Street	TOWN/ CITY: Exeter	STATE: NH	ZIP CODE: 03833
PHONE: 603-773-6112		EMAIL: npapakonstantis@exeternh.gov	
SECTION 2 - PROJECT LOCATION (RSA 483-B:5-b; Env-Wq 1406.17)			
ADDRESS: 23 Water Street	TOWN/ CITY: Exeter	STATE: NH	ZIP CODE: 03833
WATERBODY NAME: Squamscott River	TAX MAP/ LOT: 72-39		
SECTION 3 - CONTRACTOR OR AGENT (Env-Wq 1406.17)			
LAST NAME, FIRST NAME, M.I.: [REDACTED]			
MAILING ADDRESS: [REDACTED]	TOWN/ CITY: [REDACTED]	STATE: [REDACTED]	ZIP CODE: [REDACTED]
PHONE: [REDACTED]		EMAIL: [REDACTED]	
SECTION 4 - PROJECT DESCRIPTION (Env-Wq 1406.17)			
Provide a brief description of the proposed project including square footage of impacts and dimensions of new structures.			
The proposed project includes the installation of sand and gravel mix to fill an abandoned cellar hole that is undermining the abutting public sidewalk along Water Street. In addition, a safety fence will be installed on top of the existing retaining wall that delineates the bank of the Squamscott River.			
TOTAL SQUARE FEET OF IMPACT: 897 TOTAL SQUARE FEET OF NET CHANGE IN <u>IMPERVIOUS</u> AREA: 0			
Total impact area is determined by the sum of all areas disturbed by excavation, fill, and construction. Examples include, but are not limited to: constructing new driveways, constructing new structures, removing or replacing structure foundations, grading, and installing a new septic system or well.			
SECTION 5 - PBN CRITERIA (RSA 483-B:5-b; Env-Wq 1406.05)			
Check one of the following project type criteria.			

shoreland@des.nh.gov or (603) 271-2147
 NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
www.des.nh.gov

<p>1. This project impacts less than 1,500 square feet in total, with a net increase in impervious area, if any, of no more than 900 square feet. <i>PBN Impact Limit: 1,500 square feet/ Fee: \$400.</i></p>	
<p><input type="checkbox"/> 2. This project is proposed for the purpose of stormwater management improvements, erosion control, or environmental restoration or enhancement. <i>PBN Impact Limit: None/ Fee: \$200.</i></p>	
<p><input type="checkbox"/> 3. The project is for the maintenance, repair, and improvement of public utilities, public roads, and public access facilities. <i>PBN Impact Limit: None/ Fee: \$400.</i></p>	
<p><input type="checkbox"/> 4. The project consists of geotechnical borings, test wells, drinking water wells or is a site remediation project and meets the requirements of Env-Wq 1406.05. <i>PBN Impact Limit: None / Fee: \$400.</i></p>	
<p>SECTION 6 - FEE (RSA 483-B:5-b; Env-Wq 1406.16)</p>	
<p>Consult Section 5 to determine fee. Make checks and money orders payable to "Treasurer - State of NH". Undated checks cannot be accepted. TOTAL FEE: \$400</p>	
<p>SECTION 7 - PHOTOS (RSA 483-B:5-b; Env-Wq 1406.16)</p>	
<p><input checked="" type="checkbox"/> Dated photographs of each area proposed to be impacted are required for all projects.</p>	
<p>SECTION 8 - PLAN REQUIREMENTS (RSA 483-B:5-b; Env-Wq 1406.16) Check YES or NO to all statements, and review the applicable plan requirements. If your plans do not include the information that is required, your notification will be rejected.</p>	
<p><input checked="" type="checkbox"/> YES</p>	<p>Required for all projects: A clear and detailed plan of work depicting, at a minimum, all impact areas, the reference line, and property lines. Plans that are not to scale must show all relevant dimensions and distances from the reference line and dimensions.</p>
<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	<p>This project proposes an increase in impervious (i.e. non-permeable) area. Plans must include the dimensions and locations of all existing and proposed impervious surfaces on the lot that are within 250 feet of the reference line. Decks are typically considered impervious.</p>
<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	<p>< 20% This project proposes an increase in impervious area, and the total post-construction impervious area on the lot within 250 feet of the reference line will not exceed 20%.</p>
<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	<p>20 – 30% This project proposes an increase in impervious area such that the total impervious area of the lot within 250 feet of the reference line will be greater than 20% but less than 30%. Plans must include a stormwater management system that will infiltrate increased stormwater runoff from development per RSA 483-B:9, V(g)(2) and in accordance with Env-Wq 1500.</p>
<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	<p>> 30% This project proposes an increase in impervious area such that the total impervious area on the lot within 250 feet of the reference line will be greater than 30%. Plans must include a stormwater management system designed and certified by a professional engineer to account for all new development, and plans must demonstrate how the vegetation point score is met per RSA 483-B:9, V(g)(1,3).</p>
<p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	<p>This project proposes impacts within 50 feet of the reference line. Plans and photos must show each area of the waterfront buffer that will be impacted, including groundcover, and calculate the tree and sapling point scores in accordance with the Vegetation Management Fact Sheet.</p>
<p><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p>	<p>This project proposes impacts between 50 and 150 feet of the reference line. Plans must depict the 25% area of the woodland buffer to be designated and maintained as natural woodland. See the Vegetation Management Fact Sheet.</p>
<p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p>	<p>This project proposes to install or expand an accessory structure, such as a patio or shed, within 50 feet of the reference line. All plans <i>must</i> demonstrate that the height, size, and setback limitations for accessory</p>

shoreland@des.nh.gov or (603) 271-2147

NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

	structures will be met. These limitations are described within the Accessory Structure Fact Sheet . The shoreland frontage on this lot is: [REDACTED] linear feet. N/A – There is no direct frontage on this lot.	
<input type="checkbox"/> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	This project proposes a pervious (i.e. permeable) surface technology. Plans must include the location and type of the surface and a cross-section depicting the construction method, materials, and specifications as to how this surface will be maintained as a pervious technology. The notification must also include a maintenance plan describing how the surfaces will be maintained pervious.	
SECTION 9 - CONDITIONS (Env-Wq 1406.20; RSA 483-B:9, V, (d))		
Initial each of the required conditions below.		
<p>NP 1. Erosion and siltation control measures shall: be installed prior to the start of work; be maintained throughout the project; and remain in place until all disturbed surfaces are stabilized.</p> <p>NP 2. Erosion and siltation controls shall be appropriate to the size and nature of the project and to the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to wetlands or surface waters.</p> <p>NP 3. No person undertaking any activity in the protected shoreland shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards established in Env-Ws 1700 or successor rules in Env-Wq 1700.</p> <p>NP 4. Any fill used shall be clean sand, gravel, rock, or other suitable material.</p> <p>NP 5. For any project where mechanized equipment will be used, orange construction fence shall: be installed prior to the start of work at the limits of the temporary impact area as shown on the plans approved as part of a permit or accepted as part of the permit by notification; be maintained throughout the project; and remain in place until all mechanized equipment has been removed from the site.</p>		
SECTION 10 - CERTIFICATIONS (Env-Wq 1406.18)		
Initial each of the required certifications below.		
<p>NP 1. The property owner shall sign the notification form below.</p> <p>NP 2. The signature(s) shall constitute certification that: the information provided is true, complete, and not misleading to the knowledge and belief of the signer; the signer understands that any permit by notification obtained based on false, incomplete, or misleading information is not valid; the project as proposed complies with the minimum standards established in RSA 483-B:9, V and will be constructed in strict accordance with the proposal; the signer accepts the responsibility for understanding and maintaining compliance with RSA 483-B and these rules; the signer understands that an accepted shoreland permit by notification shall not exempt the work proposed from other state, local, or federal approvals; the signer understands that incomplete notifications shall be rejected and the notification fee shall not be returned; and the signer is subject to the applicable penalties in RSA 641, <i>Falsification In Official Matters</i>.</p> <p>NP 3. The signature of the property owner certifies that the property owner has authorized the agent to act on the property owner's behalf for purposes of the notification. (<input checked="" type="checkbox"/> Not Applicable)</p>		
SECTION 11 - REQUIRED SIGNATURE (RSA 483-B:5-b; Env-Wq 1406.18)		
SIGNATURE (OWNER): [REDACTED]	PRINT NAME LEGIBLY: Niko Papakonstantis	DATE: [REDACTED]
SIGNATURE (AGENT, IF APPLICABLE): [REDACTED]	PRINT NAME LEGIBLY: [REDACTED]	DATE: [REDACTED]



Pairpoint Park
23 Water Street, Exeter, New Hampshire
Appendix B - Parcels Intersecting Project Area

Exeter
Tax Map-Lot
72-38
72-40
72-09
72-10
72-11



Pairpoint Park
 23 Water Street, Exeter, New Hampshire
Appendix C – Shoreland Impact Table with Photographs

Protected Shoreland – Squamscott River	Proposed Impact
<p>Protected shoreland on the Squamscott River, Exeter.</p>	<p>50' Protected Shoreland: 0 150' Protected Shoreland: Approximately 662 SF of impact for filling in abandoned cellar hole. 250' Protected Shoreland: Approximately 235 SF of impact for filling in abandoned cellar hole.</p>
<p>1. Looking southwesterly at abandoned cellar hole within the 50 and 150-ft shoreland zone.</p> 	<p>2. Looking westerly from the Water Street public sidewalk at abandoned cellar hole within the 50 and 150-ft shoreland zone.</p> 
<p>3. Looking northeasterly from the Water Street public sidewalk at the abandoned cellar hole with the 50 and 150-ft shoreland zone. Squamscott River is shown in the background.</p> 	<p>4. Looking southeasterly from the existing retaining wall at the existing grass lot.</p> 
<p>5. Looking southeasterly from the existing retaining wall at the existing grass lot with abandoned cellar hole within the 50 and 150-ft shoreland zone.</p>	<p>6. Looking northeasterly at the existing retaining wall where the proposed safety fence will be installed along the Squamscott River.</p>



Pairpoint Park
23 Water Street, Exeter, New Hampshire
Appendix C – Shoreland Impact Table with Photographs

02/08/24

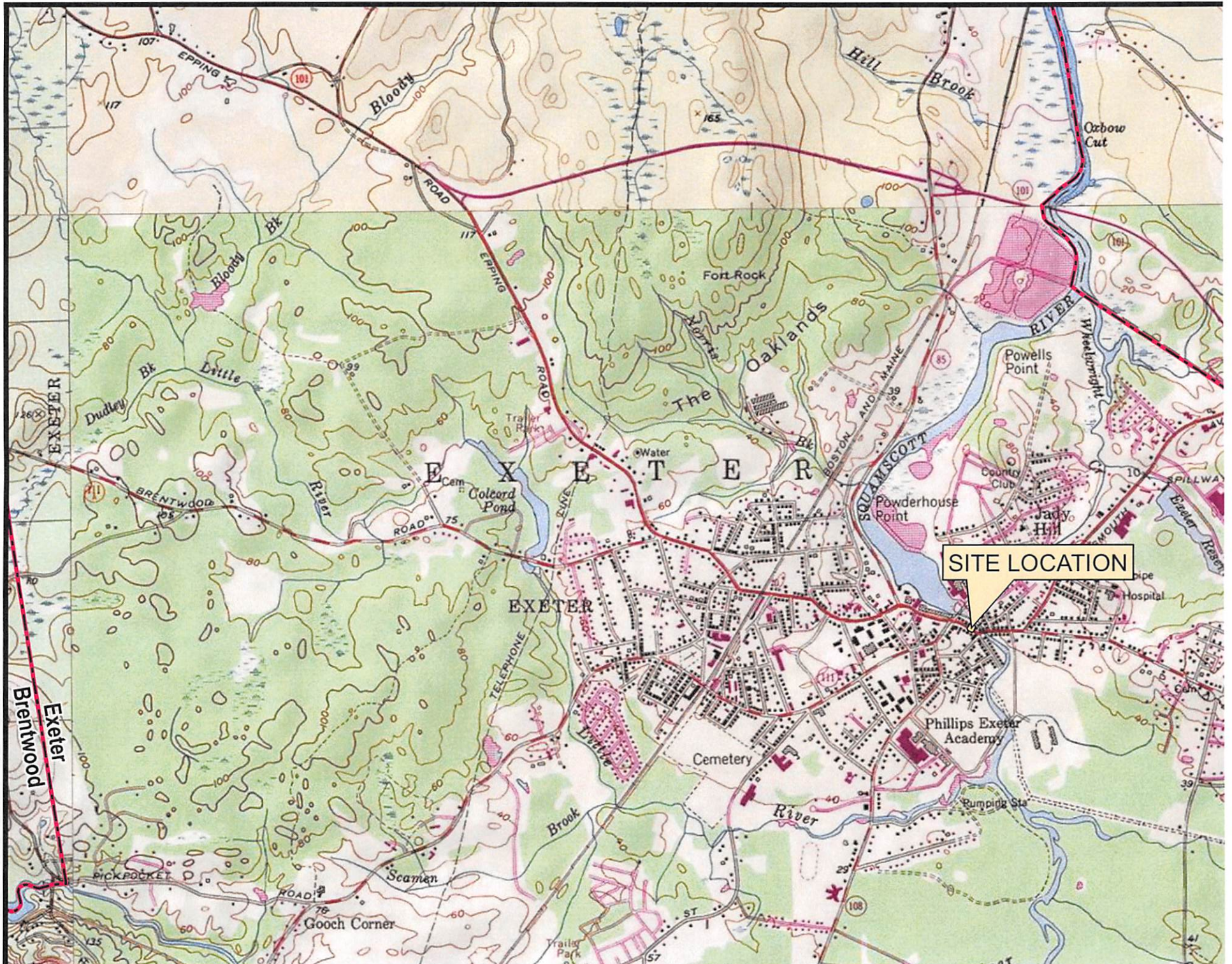


7. Looking northwesterly at the existing retaining wall where the proposed safety fence will be installed.

8. Looking easterly from the Squamscott River at the existing retaining wall.

02/09/24







THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
 PHOTOGRAPHY DATE: APRIL 23, 1995
 COMPLETION DATE: MARCH 20, 1996

PRODUCED BY 1996 BY
Geomatics Technologies
 11 PLAZA STREET, LEXINGTON, NH 03041
 603.254.4400 • WWW.GT.NH.COM

LEGEND

AC	AREA SURVEYED	○	EXEMPT PROPERTY
AG	AREA QUALIFIED	○	PLANNING LOT NO.
AV	RECORD DIMENSION	—	THEY LAY
NS	SCHEM DIMENSION	—	RIGHT OF WAY
NS	MARKER ONE	—	EXEMPT DIMENSION
NS	MARKER TWO	—	BOUNDARY
NS		—	RELINQUISH

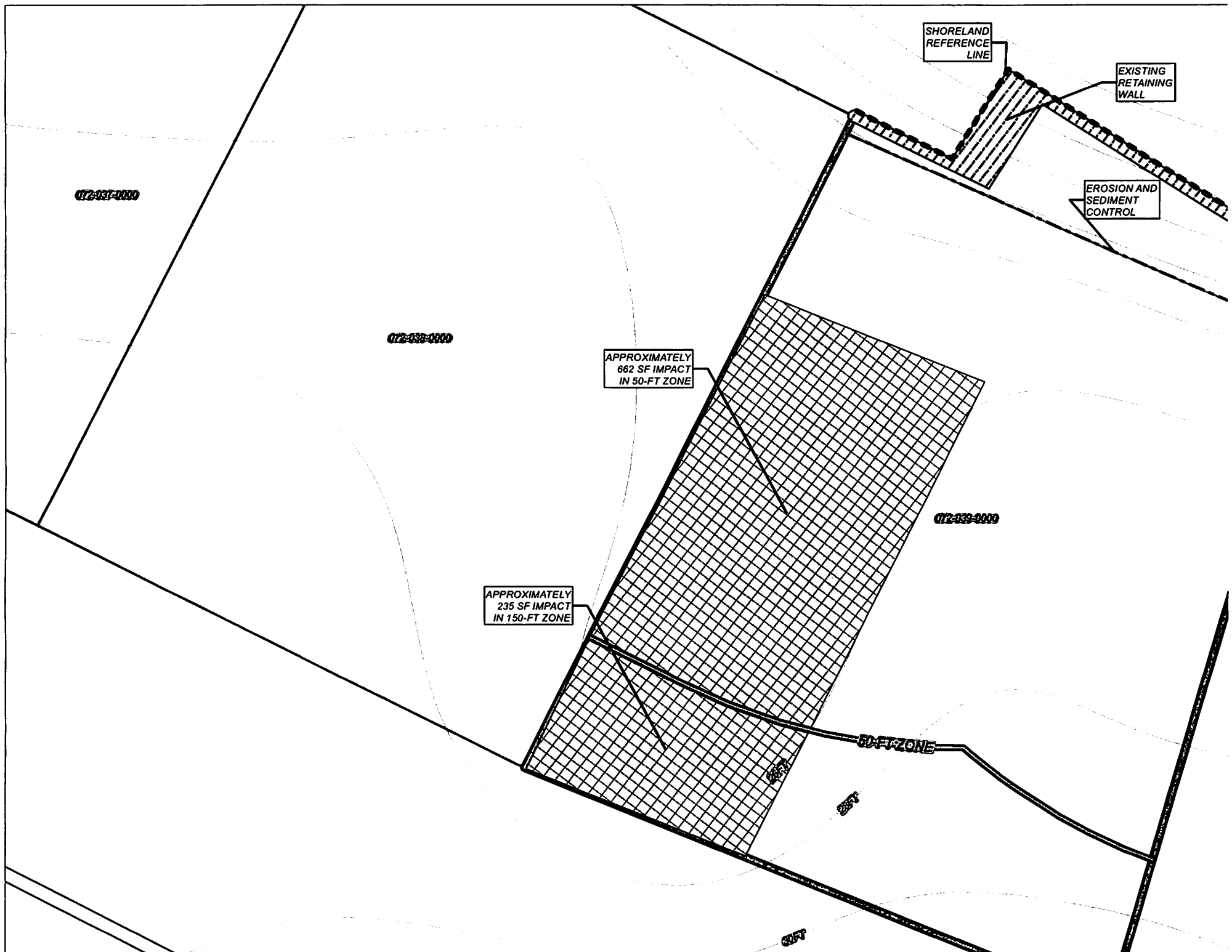
SCALE 1" = 100'
 FEET 0 50 100 200
 METERS 0 25 50
 REVISED TO: APRIL 1, 2021

PROPERTY MAPS
EXETER
 NEW HAMPSHIRE

INDEX DIAGRAM
 52 54 55
 73 71
 62 63 64

MAP NO.
72

NO PARCEL 0, 18, 47, 60, 70, 87, 122, 137, 138, 217, 223



072-037-0000

072-038-0000

072-039-0000

SHORELAND
REFERENCE
LINE

EXISTING
RETAINING
WALL

EROSION AND
SEDIMENT
CONTROL

APPROXIMATELY
662 SF IMPACT
IN 50-FT ZONE

APPROXIMATELY
235 SF IMPACT
IN 150-FT ZONE

50-FT ZONE

50 FT

150 FT

Select Board Special Meeting
Thursday, December 28, 2023
8:00 am
Nowak Room, Town Offices
Draft Minutes

1. Call Meeting to Order

Members Present: Chair Niko Papakonstantis, Clerk Julie Gilman, Dan Chartrand, Nancy Belanger, Town Manager Russ Dean, ATM Melissa Roy

Members Absent: Vice Chair Molly Cowan

2. 3rd Public Hearing: RSA 41-14-a Proposed Acquisition of 23 Water Street (Map 72, Lot 39) from Pairpoint, LLC, owners Elliot Berkowitz and Nancy Phillips, for the purposes of retaining the property as a public park. To be followed by a vote under RSA 41-14-a.

Selectman Chartrand recused himself from this matter. This left 3 of the 5 Select Board members, still constituting a quorum.

MOTION: Chair Papakonstantis requested a Motion to open the hearing. Selectwoman Belanger made the motion. Clerk Gilman seconded. Motion approved 3-0.

Chairman Papakonstantis said on December 4 or 5 he was formally notified by the Town Manager that Elliott Berkowitz and Nancy Phillips proposed this donation. In order to follow the RSA, before scheduling the 3 Public Hearings, the Planning Board, Heritage Commission, Historic District Commission and Conservation Commission needed to hear, approve and vote to recommend this proposal to the Select Board. This was completed within 24 hours, which is a testament to the dedication and commitment of the volunteers of these committees. December 8th was the 1st Public Hearing, held in the Nowak Room at 8:00 am. The 2nd Public Hearing was held on December 18th as part of the regular Select Board meeting. Today is the 3rd Public Hearing and Select Board vote. The Select Board had a lot of questions, looked at the property, easements, Legal Counsel has reviewed and the Town Manager was provided with questions to provide answers to.

Town Manager Dean said there is a memo in the packet reviewing the questions from the Select Board at the last meeting on December 18th.

What can we anticipate in lost property value if the property is not developed?

What is the cost to construct the park/green space?

What is the cost to maintain the site as a park/green space?

Town Manager Dean referred to the memo to answer the questions.

Property Value: To address the property value question, various adjacent properties in the Vision system were reviewed:

1-9 Water Street

11 Water Street

27-31 Water Street

23 Water Street is currently assessed at \$237,600 as a vacant lot. If the 23 Water Street property is developed with building and land valued at \$2 million, taxes generated on the property given the current tax rate of \$26.78 would be \$53,560 annually.

Pairpoint's estimates for property investment including land totaled \$2,174,563 in the RSA 79-E application submitted April 9, 2020, and present to the Select Board on May 4, 2020. It should be noted that in the original 79-E application, 7 years of property relief was granted to the property. Therefore, any tax revenues would be realized from new construction after 7 years have passed from the construction completion date.

Donation of the site as a park to the Town, would extinguish the 79-E tax relief for the site.

Cost of Construction: The cost to construct the green space can be anywhere from simply putting up a fence around the property with a gate for approximately \$15,000 to constructing a very attractive, flat space with high quality amenities. Jen Martel, a member of our Planning Board and a landscape architect, developed a cost estimate for a park, or \$353,890 including survey & design, site improvements, temporary conditions, and including a contingency. These are "very ballpark" numbers but give a representation what a full park development may look like.

Chair Papakonstantis opened the meeting to the public requesting name and address.

Jim Culp, 7 Dewey Street: Mr. Culp said he sent in comments yesterday. He asked if the Board saw them. They replied yes. He said this is a large expense and spoke of the loss of tax revenue. He said the vote should not take place without further review due to the financial impact on voters/residents.

Chair Papakonstantis said all new emails will be included in the next Select Board packet. He said the Select Board has the authority to accept a donation, but any major expenditures would go on a warrant for voters to approve.

Lara Bricker, Coach Road: Ms. Bricker said the 23 Water Street location is the murder scene in her new book. She said the property is an eye-sore to the downtown and this is an opportunity to do something about it through donations. She thanked Mr. Berkowitz and Ms. Phillips, well-known business owners, deliberate in business, care about Exeter.

Sally Ward, 72 Park Street: Great opportunity for the Town. She said she understands the process has been unusual and sped-up, but thinks the process has been transparent and all due diligence has been done. She is impressed with the spirit of volunteerism and dedication to the Town. She thinks it will be a beautiful addition downtown. Nothing has been done since the fire. She can imagine the lovely park.

Eileen Flockhart, 7 Jacks Court: Ms. Flockhart spoke of protecting/preserving green spaces that residents value. This is an opportunity to improve and create, making a welcome to all. She spoke of accessibility to everyone, especially ADA. She spoke of value of outside spaces during Covid and the value of beautiful spaces. She said respecting and appreciating the gift is important. She said it could be a plus for business owners. She spoke of watching the river and the wildlife along the river. If it is done carefully and respectfully it won't be a burden to tax payers.

Doug Flockhart, 7 Jacks Court: Mr. Flockhard remembered the fire that caused the vacant lot 30 years ago. He spoke about the economic view – loss of tax revenue if not developed vs. improve tax revenue due to improving value of properties downtown. He also spoke of the enjoyment of downtown.

Scott Ruffner, 11 Hall Place: Mr. Ruffner compared this gift to that of Ambrose Swasey – what if that gift was not accepted? He said this is an opportunity and is a generous donation. He spoke of opportunities, volunteers, grants, donations available. He said the Arts & Culture Advisory Commission has been working on pocket parks and this is a great opportunity. He said he spoke with downtown business owners – their concerns are based on the burden of more construction downtown.

Enna Grazier, 8 Warren Avenue: Added her support for the park. Compared looking at lost tax revenue to lost opportunities and value of public spaces to tie our community together. This is an opportunity for a window to the river, environmental resource for community enrichment.

Martha Walsh, 27 Chestnut Street: She said she walks downtown every day. She thanked Mr. Berkowitz and Ms. Phillips for their generous offer and thanked the Boards, Committees and Commission for their quick actions.

Molly Ruffner, 11 Hall Place: Thanked Mr. Berkowitz & Ms. Phillips for their generous offer. She said she's sure the dollar numbers have increased since the 2020 building quotes. Rent is downtown Exeter is already high.

Florence Ruffner, 5 Pine Street: Ms. Ruffner said she is in favor of acceptance of the project and thanked Mr. Berkowitz and Ms. Phillips.

Sally Ward, 72 Park Street: She said she thinks not enough has been done to embrace the river front and this is a gem of an opportunity.

Dave Short, 1 Dewey Street: Mr. Short wants to make sure the Board is working with accurate data based on the slope of the land regarding ADA compliance and regarding cost.

Donald's iPhone via ZOOM – unable to connect. (Assuming Don Clement) Clerk Gilman called Mr. Clement's phone – she put her phone to the microphone, but it did not work.

Jen Martel via ZOOM – she texted Selectwoman Belanger saying she could hear everyone in the room as well as Mr. Don Clement.

Eileen Flockhart, 7 Jacks Court: She read information being sent with regard to this project. She is struck by the generosity and help offered. She said there is concern regarding care of the park after construction. There is opportunity and potential.

Selectwoman Belanger emailed, then called Jen Martel – allowed to speak through phone into microphone. Jen Martel, 22 Woodridge: Ms. Martel is a member of the Planning Board. She is also a landscape architect. She prepared the estimate, but don't get hung up on \$350,000, as it was an estimate. The important number is \$18,000 to stabilize the site for safety. She appreciates the enthusiasm she's hearing. She hopes this support is also shared for Planet Playground.

Chair Papakonstantis confirmed the prior call was from Don Clement. He summarized a conversation he had with Mr. Clement as "Don hoped that the Select Board considered the donation and the opportunity that it can bring."

Bill Campbell, 7 River Woods Drive: Mr. Campbell appreciates the comment regarding ADA. He said this is a gem of an opportunity. He said financially the Town tends to work things out.

MOTION: Chair Papakonstantis requested a motion to close the Public Hearing. Motion was made by Chairwoman Belanger and seconded by Clerk Gilman. The motion was accepted 3-0.

Clerk Gilman said she appreciates the offer for the donation. She noted the support and said she will listen to the majority. She said she has reviewed the reality of ongoing cost. In her professional life as an architect she doesn't consider this the best use of the property. She spoke of development cost estimate, engineering costs of change in level from road to river and ADA requirements, removal of granite (reuse vs. removal).

Selectwoman Belanger said she recognizes this is a rushed process. She thanked Mr. Berkowitz and Ms. Phillips for the donation and for everyone coming to the meetings. She referred to Selectwoman Molly Cowan's point regarding tax revenue loss. She asked Town Manager Dean about the deed. He assured that there would be no issues with the deed. Ms. Belanger said she is fine with accepting the donation as a park and putting up a fence for now. She thanked Jen Martel for the estimate. She suggested putting the park on as a CIP item, look at grants and volunteers. She was also concerned about the impact on the Parks and Recreation Department and their current budget. She said Town Planner Dave Sharples has been working on a bench project. Thank you to everyone here.

Chair Papakonstantis thanked Mr. Berkowitz and Ms. Phillips for their generous donation, the volunteers of the Boards, Committees, Commissions, Town Staff, Select Board Members for due diligence in working together to make this happen. Thank you for the outpouring of support of this great opportunity. He agrees with Selectwoman Belanger that this would become a CIP project. We will seek grants, donations and volunteers. He referred to Planet Playground being built by volunteers. He said we will continue to look into liability through Primex Insurance. Chair Papakonstantis said it is the Select Board's responsibility to look into all information and get residents together regarding all projects, then listen to the voters and what they want. As Mr. Campbell said, "We'll work out the rest."

Selectwoman Belanger asked if the deed will be filed today or tomorrow. Town Manager Dean said the deed would be filed first thing tomorrow morning, plans are in process.

MOTION: Chair Papakonstantis entertained accepting the following motion: The Select Board accept the proposed donation of 23 Water Street, Map 72, Lot 39 from Pairpoint, LLC, owners Elliott Berkowitz and Nancy Phillips, and that the Select Board further approve this property to be used in the future as a park, and that the Select Board approves that the Pairpoint name is used as the name of the park, as requested by the donors, that the Select Board further authorize the Town Manager to work with the Town Planner and other various Town staff to develop a formal plan for 23 Water Street, for that plan to be placed as a Capital Improvement Project in line behind the other existing projects, and authorizing the Town Manager to move forward with developing a formal plan and also for the Select Board to consider all other fundraising donations, donations of time and lastly, once a formal plan is developed, the Select Board will consider organizing an ad hoc committee of staff and citizens of Exeter appointed by the Select Board to finalize the formal plan of development of the park.

Selectwoman Belanger motioned to accept the Motion presented by Chair Papakonstantis and Clerk Gilman seconded with the request to amend "future" to "perpetuity".

AMEND MOTION: Chair Papakonstantis entertained amending the motion to replace the word "future" with "perpetuity". Selectwoman Belanger motioned to accept the amended motion and Clerk Gilman seconded. Motion approved 3-0.

3. Adjournment

Chair Papakonstantis adjourned the meeting at 9:04 am.

(Second item on agenda deferred to next Select Board Meeting.)

Respectfully submitted,

Pam McElroy
Senior Executive Assistant

Tax Abatements, Veteran's Credits, Exemptions

List for Select Board meeting March 4, 2024

Abatement

Map/Lot/Unit	Location	Amount	Tax Year
110/2/82	116 Winding River CG	107.12	2023

2023 Ratio for your information and review only

Solar Exemption

Map/Lot/Unit	Location	Amount	Tax Year
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Elderly Exemption

Map/Lot/Unit	Location	Amount	Tax Year
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Permits & Approvals

Town Manager's Report

Select Board Committee Reports

Correspondence

Memorandum

TO: Select Board
Town of Exeter

FROM: Scott P. Marsh, CNHA
Municipal Resources
Contracted Assessor's Agents

DATE: February 29, 2024

RE: DRA Sales Ratio Survey

I have completed a review of the information from the Department of Revenue Administration's analysis of the sale data that was provided by the Town. Copies of the ratio study summary sheets and final ratio study letter are attached. A formal packet of this information should be received shortly from the DRA.

The various statistical indications are very similar to that which was expected, and I had estimated in my December 5, 2023, memo. The Town's overall median ratio for 2023 is 62.9% with a COD of 15.8 and a PRD of 0.97.

It appears that the various statistical indications meet current Assessment Review requirements with the exception of the overall ratio being within the 90%-110% range. The revaluation that is currently in process will correct this aspect as well as any inconsistencies in the various property stratum.

If there are any questions, please feel free to contact me at your convenience.



Lindsey M. Stepp
Commissioner

Ora M. LeMere
Assistant Commissioner

State of New Hampshire Department of Revenue Administration

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



MUNICIPAL & PROPERTY
DIVISION
Samuel T. Greene
Director

Adam A. Denoncour
Assistant Director

Feb 26, 2024

TOWN OF EXETER
OFFICE OF SELECTMEN
10 FRONT STREET
EXETER, NH 03833

Dear Selectmen/Assessing Officials,

The Department of Revenue Administration is charged with the responsibility of annually equalizing the local assessed valuation of municipalities and unincorporated places throughout the state. The Department has conducted a sales-assessment ratio study using market sales, which have taken place in Exeter between October 1, 2022 and September 30, 2023. Based on this information, we have determined the average level of assessment for real property in Exeter as of April 1, 2023.

Based on the enclosed survey, we have determined a median ratio for real property in Exeter for Tax Year 2023 to be **62.9%**. The median ratio is the generally preferred measure of central tendency for assessment equity, monitoring appraisal performance, and determining reappraisal priorities, or evaluating the need for reappraisal. The median ratio, therefore, should be the ratio used to modify the market value of properties under review for abatement to adjust them in accordance with the overall ratio of all properties in Exeter.

We have also determined the overall equalization ratio (weighted mean) for real property in Exeter for Tax Year 2023 to be **63.6%**. This ratio will be used to equalize the modified local assessed valuation for all real property and utilities in Exeter.

In an effort to provide municipalities with more detailed information regarding their level of assessment (i.e. equalization ratio) and dispersion (i.e. coefficient of dispersion and price-related differential), we have prepared separate analysis sheets for various property types (stratum). See attached summary sheet showing Exeter's stratified figures and a further explanation of the DRA's stratified analysis.

Please review the list of sales used in determining your assessment-sales ratio. If any incorrect data has been used, or if you would like to meet with us to discuss this ratio or an alternate ratio methodology as outlined in the accompanying information sheet, please contact us immediately.

You will be notified of the total equalized valuation for Exeter when the Department has completed its process of calculating the total equalized valuation.

Sam Greene
Director



2023 Ratio Study Summary Report

2/26/2024 3:33:08 PM

Town Name: Exeter, Rockingham County

Date Range: 10/01/2022 through 09/30/2023

NH Dept of Revenue Administration. Ratios were created using stipulated year assessments.

Strata	Description	Mean Ratio	Median Ratio	WM Low CI	WM Ratio	WM High CI	COD	PRD	Total Strata	Sales PA34	Valid	Valid %	Valid PA34	Valid PA34 %	UT#	UT %
11	Single Family Home	64.23	63.32	60.38	62.35	64.17	12.90	1.03	111	1	86	77.5%	1	1.2%	86	100%
12	Multi Family 2-4 Units	55.12	56.06	0	54.53	0	7.28	1.01	9	0	8	88.9%	0	0%	7	87.5%
13	Apt Bldg 5+ Units	0	0	0	0	0	0	0	1	0	1	100%	0	0%	1	100%
14	Single Res Condo Unit	65.64	67.54	65.75	67.22	68.54	11.40	0.98	119	1	111	93.3%	1	0.9%	111	100%
17	Mfg Housing With Land	0	0	0	0	0	0	0	4	0	2	50.0%	0	0%	2	100%
18	Mfg Housing Without Land	47.66	45.58	42.86	46.04	49.26	24.59	1.04	79	2	47	59.5%	2	4.3%	47	100%
22	Residential Land	0	0	0	0	0	0	0	6	0	2	33.3%	0	0%	2	100%
23	Commercial Land	0	0	0	0	0	0	0	3	0	3	100%	0	0%	3	100%
33	Commercial L&B	0	0	0	0	0	0	0	5	0	3	60.0%	0	0%	3	100%
34	Industrial L&B	0	0	0	0	0	0	0	3	0	1	33.3%	0	0%	1	100%
36	Mixed Use Cmcl/Ind L&B	0	0	0	0	0	0	0	1	0	1	100%	0	0%	1	100%
44	Commercial Condo	0	0	0	0	0	0	0	5	0	3	60.0%	0	0%	3	100%
AA	Any & All	61.72	62.87	62.45	63.63	64.69	15.80	0.97	347	4	268	77.2%	4	1.5%	268	100%



2023 Ratio Study Summary Report

2/26/2024 3:33:08 PM

Town Name: Exeter, Rockingham County

Date Range: 10/01/2022 through 09/30/2023

NH Dept of Revenue Administration. Ratios were created using stipulated year assessments.

Type	Description	Median Low CI	Median Ratio	Median High CI	PRD Low CI	PRD	PRD High CI	COD	UT#
All (AA)	Any & All	61.40	62.87	63.98	0.96	0.97	0.98	15.80	268

Title	Description	Criteria Met
Strata-Any and All (Median)	Overall Median Point Estimate confidence interval should overlap range of 90-110	False
Strata-Any and All (PRD)	Overall PRD Confidence Interval should overlap range of .98-1.03	True
Strata-Any and All (COD)	Coefficient of Dispersion < 20.0	True



Fwd: Pairpoint Park

1 message

Melissa Roy <mroy@exeternh.gov>

Thu, Feb 29, 2024 at 8:38 AM

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

To be included in the packet.

Thank you,

Forwarded Conversation

Subject: Fwd: Pairpoint Park

From: **Niko Papakonstantis** <npapakonstantis@exeternh.gov>

Date: Wed, Feb 28, 2024 at 12:50 PM

To: Melissa Roy <mroy@exeternh.gov>

For the packet- correspondence

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

From: **Sam Ostroff** <sostroff@comcast.net>

Date: Tue, Feb 27, 2024 at 9:40 AM

Subject: Pairpoint Park

To: Niko Papakonstantis <npapakonstantis@exeternh.gov>

Hi Niko,

Thank you for your leadership during the Select Board meeting last night. The proposed volunteer work, while admirable in it's passion, was hasty and needed more preparation.

The thing that stuck out to me is the potential liability for work done on town property.

Sam Ostroff

Get [BlueMail for Android](#)

From: **Melissa Roy** <mroy@exeternh.gov>

Date: Thu, Feb 29, 2024 at 8:38 AM

To: Niko Papakonstantis <npapakonstantis@exeternh.gov>

Thank you, it will be included.



Fwd: Representing everyone

1 message

Melissa Roy <mroy@exeternh.gov>

Thu, Feb 29, 2024 at 8:40 AM

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

For the packet.

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

From: **Niko Papakonstantis** <npapakonstantis@exeternh.gov>

Date: Wed, Feb 28, 2024 at 12:49 PM

Subject: Fwd: Representing everyone

To: Melissa Roy <mroy@exeternh.gov>

For the packet Monday - correspondence

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

From: **Love My Ratties** <lovemyratties2009@yahoo.com>

Date: Wed, Feb 28, 2024 at 5:58 AM

Subject: Representing everyone

To: <selectboard@exeternh.gov>

Hello Select Board members.

I saw the recent meeting where 32 Water Street was discussed. I applaud the board for representing ALL of Exeter's residents rather than a select few. This park may be a great idea, but ALL the residents should have the option to contribute. The processes set in place are there for a reason and while a couple people may feel it is urgent, in my opinion, it is much more important to do it right the first time. The board chair came up with a great option of allowing them to make an actual presentation, with a plan and put it on paper in a week, but the processes should still be considered to allow for proper review and allocations.

Future volunteers and donors may feel better knowing it has been thought out and I expect fundraising without using tax dollars would be an easy "sell" to those who would benefit most.

To be clear, I love the idea of doing something with this space good for the community and would be happy to help in any way, but it must follow proper process. Rushing for a \$5,000 donation just does not make sense to me. Liability and insurance concerns must be sorted as well.

Thank you for your time and keeping the promises you made when you volunteered for this position.

Laura Barker
Exeter resident



Bulletin #9: Retirement Costs, Property Tax Relief, ADUs & Other Important Bills

1 message

NHMA Government Affairs <governmentaffairs@nhmunicipal.org>
To: Pam McElroy <pmcelroy@exeternh.gov>

Fri, Mar 1, 2024 at 10:41 AM

New Hampshire Municipal Association

THE SERVICE AND ACTION ARM OF NEW HAMPSHIRE MUNICIPALITIES

LEGISLATIVE BULLETIN

Legislative Bulletin 09

2024 Session

March 1, 2024



[Live Bill Tracker](#)

Restoration of State Retirement Contribution = Property Tax Relief

On **Wednesday, March 6th, at 10:00a.m., in LOB Room 212**, the **House Finance Division I Committee** will hold a work session on [HB 1279](#), a bill that proposes to renew the promise made by the state to pay a portion of the New Hampshire Retirement System (NHRS) costs for teachers, police, and firefighters.

Titled the “Property Tax Relief Act of 2024,” this bill would work to ease the local property tax burden, by amending RSA 100-A:16, II(b) and (c) to specify that moving forward municipal employers will pay 92.5 percent of the total retirement system contributions for Group I teachers and Group II police and fire members and the state will contribute the remaining 7.5 percent beginning in Fiscal Year 2025. The fiscal note estimates the state contribution will reduce the municipal cost by \$27.13 million in FY 2025, \$27.78 million in FY 2026, and \$28.46 million in FY 2027.

As many of you know, the State of New Hampshire originally funded a portion of the retirement costs for teachers, police, and firefighters, a practice that dated back to 1940 under the predecessor retirement systems and continued when these systems were consolidated into the NHRS. In 1977, the state contribution was set by statute to 35% of the cost, with municipalities, counties and school districts paying the remaining 65%. (Municipalities, counties, and schools paid 100% of the cost for all other employees enrolled in the NHRS.)

The 35% state contribution was then gradually lowered from 2010 through 2012, and then eliminated entirely, resulting in local governments paying 100% of the retirement costs in 2013 and beyond. This elimination of the state contribution had an immediate impact on property taxes, increasing costs to local governments. Because the NHRS employer rates have increased since 2013, if the 35% state contribution were still in statute today, local governments would have paid an estimated \$125 million less in their 2023 NHRS annual contributions. Just as the elimination of the

state contribution increased property taxes, restoration of a portion of that state contribution will provide property tax relief across the state.

Please let members of the [House Finance Division I Committee](#) know how **HB 1279** will play an important role in providing much-needed property tax relief. If your state representatives are not on this committee, still make sure **HB 1279** is on their radar, and urge them to **support** this bill.

House to Vote on Local Option Public Safety Assessment Fee

Next week, the House will vote on [HB 1254](#), which would allow municipalities to adopt a local option fee to be assessed on hotel occupancies for municipal public safety services, helping offset the cost burden of municipal services associated with increased tourism and transient traffic. The bill left the committee without recommendation, allowing both sides to present their arguments for the full House to consider. We understand that amendment [2024-0681H](#) is expected to be offered on the floor which would limit the fee to up to \$2 per night for room rentals.

With the pressure to minimize the property tax burden, increased attention is being focused on the amount and type of locally estimated revenues, including “charges” and “user fees.” Municipalities in New Hampshire may assess charges and user fees only as permitted by state statute.

Currently, no state law authorizes municipalities to assess and collect a local option hotel occupancy fee to support public safety services. While this bill may not be of interest to all municipalities, the municipal officials who testified in support at the hearing made compelling arguments as to how a hotel occupancy fee would help ease the financial burden placed on their property taxpayers by added public safety and costs associated with tourists or with significant growth in their daily “population” from serving as a regional economic hub. Ten New Hampshire mayors echoed these sentiments [in a letter](#) that explains how a local occupancy would help support *both* our important tourism economy and our public safety services. And although opponents insisted that **HB 1254** would hurt the tourism industry, our neighbors in Vermont authorized a similar local option, which was adopted by about a dozen municipalities and has had no negative impact on the competitive nature of its tourism industry.

With the increased inflationary pressures, along with the suspension of revenue sharing in RSA 31-A since 2010, alternative local option revenue streams are needed to allow municipalities to meet their service and infrastructure needs without relying solely on local property taxes.

Now is the time to advocate for this targeted proposal. **Please contact your [representative](#) and ask for their support on the Ought to Pass Motion on HB 1254.**

Reminder: Executive Session on Anti-Lobbying Bill

On **Wednesday, March 6 at 10:00 a.m.**, the [House Legislative Administration Committee](#) will hold its executive session on [HB 1479](#), the anti-lobbying bill that we covered in depth in [Bulletin #6](#). Many of our members wrote letters in opposition or came to Concord to testify, as this bill would not only prohibit organizations like NHMA from representing their members, but it would also prohibit local officials (and many others, including nonprofits) from participating in the legislative process. We know that several members have submitted letters to the committee in opposition since the hearing, and we encourage you to continue to contact the committee and your own representatives (and remember to email us a copy of your correspondence asking them to oppose **HB 1479**).

Reminder: Executive Session on Immunity Repeal Bill

On **Wednesday, March 6, at 10:00 a.m.**, the [House Judiciary Committee](#) will hold its executive session on [HB 1640](#), the bill that would allow claims against municipalities under *any* provision in the New Hampshire or United States Constitution, repealing all immunity provisions and liability caps. We wrote extensively about the impact of this bill in [Bulletin #6](#). We encourage you to continue to contact the committee to explain the problems with the bill (and remember to email us a copy of your correspondence asking them to oppose **HB 1640**).

Last Hearings Before Crossover in Municipal & County Government

On **Wednesday, March 6**, beginning at **9:30 a.m.**, the **Municipal and County Government Committee** will hold its last public hearings before crossover. Those hearings will be on the following bills:

- | | | |
|----------|-------------------------|--|
| 9:30 AM | HB 1181 | relative to solid waste districts. |
| 10:00 AM | HB 1101 | establishing a committee to study a potential state program to make loans to low-to-moderate income households for the purpose of buying a home or for the |

purpose of consolidating student loans.

1:00 PM

[HB 1223](#)

(non-germane [Amendment 2024-0805h](#)) relative to governing body members of the budget committee.

Crossover is when the House receives the bills that passed the Senate, and the Senate receives the bills that passed the House. Crossover is April 11 this year. However, both the House and Senate have been very busy holding hearings on bills, and we anticipate that the next few weeks will largely be filled with executive sessions in both bodies. Additionally, most bills that had a fiscal note will also see a second hearing (if they pass their originating body the first time) in a financial committee, which will consider the financial implications of the policy.

House Special Committee on Housing Update

On **Friday, March 8**, at **9:00 a.m.**, the **House Special Committee on Housing** will hold a hearing on [HB 1291](#), which would increase the number of accessory dwelling units (ADUs) that must be permitted and alter other municipal regulatory authority for ADUs. Following that hearing, the Special Committee will hold work sessions on [all the bills currently in the committee](#). Generally, work sessions are scheduled when a committee anticipates drafting an amendment to a bill. Immediately after the work session, the Special Committee will hold executive sessions on all bills currently in the committee.

As we noted [last week](#), NHMA has vigorously defended its [member-adopted position](#) to *oppose* any legislation that creates a statewide land-use mandate. We respect that some municipalities may wish to implement—or may have already implemented—local rules that mirror provisions in these bills, while others are taking different approaches that better suit their communities and reflect the input of their residents. This is a key reason why NHMA supports local decision-making on local issues, not statewide, one-size-fits-all, mandates.

NHMA has also proposed several amendments that seek to solve some of the issues identified in legislation in a manner that preserves local control and leverages policy options that either have a proven track record of success or are likely to lead to success. We do not yet know whether the Special Committee will adopt any of our proposed amendments or reject proposed statewide land-use mandates.

It's Not Too Late to Get Involved: Organization Day is April 5!

NHMA's biennial legislative policy process is underway. As a first step, we are recruiting volunteers to serve on our three legislative policy committees. These committees will review legislative policy proposals submitted by local officials and make recommendations on those policies, which will go to the NHMA Legislative Policy Conference in September.

If you are a municipal official in a city or town and are interested in serving on one of the policy committees, please contact the Government Affairs staff at 603-224-7447 or governmentaffairs@nhmunicipal.org.

Each of the committees deals with a different set of municipal issues. The committees and their subject areas are as follows:

- [Finance and Revenue](#) – budgeting, revenue, tax exemptions, current use, assessing, tax collection, retirement issues, education funding.
- [General Administration and Governance](#) – elections, Right-to-Know Law, labor, town meeting, charters, welfare, public safety.
- [Infrastructure, Development, and Land Use](#) – solid/hazardous waste, transportation, land use, technology, environmental regulation, housing, utilities, code enforcement, economic development.

When you contact us, please indicate your first and second choices for a committee assignment. We will do our best to accommodate everyone's first choice, but we strive for equal membership among the committees. We hope to have 15-20 members on each committee.

There will be an organizational meeting for all committees on **Friday, April 5**. After that, each committee will meet separately as many times as necessary to review the policy proposals assigned to it—typically three to five meetings, all held on either a Monday or Friday, between early April and the end of May.

Reminder: Local Solutions to the State's Housing Crisis Webinar Series

NHMA is proud to partner with New Hampshire Department of Business and Economic Affairs, New Hampshire Planners Association, New Hampshire Association of Regional Planning Commissions, University of New Hampshire Extension, PLAN NH, New Hampshire Housing, New Hampshire Community Loan Fund, Community Development Finance Authority, and the Center for Ethics in Society at Saint Anselm College on a 5-part webinar series focusing on local solutions to New Hampshire's housing shortage. The other programs in the series are:

[“Transfer of Development Rights 101: A Primer”](#) (Thursday, March 7)

[“Attracting Developers”](#) (Thursday, March 14)

The series will highlight a variety of actions municipalities are taking to improve the housing shortage. We've all seen numerous news reports about, for instance, the [2,717 housing units that will shortly be under construction in Concord](#) (a [14% increase](#) in housing units), but this series will delve into the factors that lead to success and how growth can balance against existing demands for municipal services. We hope that you will register via the links above and join us during this series.

[Bill Hearings Schedule](#)
[NHMA Events Calendar](#)
[2023 Final Legislative Bulletin](#)
[Website: www.nhmunicipal.org](#)
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