

**Select Board Meeting**  
**Thursday, December 28<sup>th</sup>, 2023, 8:00 am**  
**Nowak Room, Town Offices**  
**10 Front Street, Exeter, NH 03833**

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/89139059691>

To access the meeting via telephone, call: +1 646 558 8656 & enter Webinar ID: 891 3905 9691

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](mailto:extvg@exeternh.gov) or 603-418-6425 with any technical issues

**NOTICE OF SPECIAL MEETING**

The Exeter Select Board will meet on Thursday, December 28<sup>th</sup>, 2023 at 8:00 a.m. in the Nowak Room, 10 Front Street, Exeter, NH for the following purpose(s):

1. Third Public Hearing: RSA 41-14-a proposed acquisition of 23 Water Street (Map 72, Lot 39) from Pairpoint, LLC, owners Elliott Berkowitz and Nancy Phillips, for the purposes of retaining the property as a public park. This public hearing will be followed by a vote under RSA 41-14-a.
2. Audit RFP Recommendation

Niko Papakonstantis, Chair  
Exeter Select Board

Posted: December 21, 2023 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 within 72 hours notice.

**TOWN OF EXETER  
MEMORANDUM**

TO: Select Board  
FROM: Town Manager  
RE: 23 Water Street  
DATE: December 22, 2023

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Questions arose during the December 18<sup>th</sup>, 2023 public hearing on the potential acquisition of 23 Water Street. These questions included the following:

1. What can we anticipate in lost property value if the property is not developed;
2. What is the cost to construct the park/green space.
3. What is the cost to maintain the site as a park/green space;

**Property Value**

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

1-9 Water Street - \$470,000 (79-E property)  
11 Water Street - \$504,000  
27-31 Water Street - \$422,900

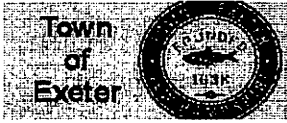
23 Water Street is currently assessed at \$237,600 as a vacant lot. If the 23 Water Street property is developed with building and land valued at 2 million dollars, taxes generated on the property given the current tax rate of \$26.78, would be \$53,560 annually. Pairpoint's estimates for property investment including land totaled \$2,174,563 in the RSA 79-E application submitted April 9, 2020, and presented to the Select Board on May 4, 2020. It should be noted that in the original 79-E application, 7 years of property tax 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 to Construct a Park at 23 Water Street**

The cost to construct the green space can be anywhere from simply putting 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, of \$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.

**Cost of maintenance of the site**

Maintenance work would include mulching and weeding. Suggested ground cover would be clover that is drought resistant and not require irrigation. A conservative estimate of maintenance costs would be \$10,000 annually not including the cost of in-house labor (estimated at \$50 per hour for 30 weeks or \$1,500 per year).



Russ Dean <rdean@exeternh.gov>

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## Fwd: In favor of Green space in downtown

1 message

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**Niko Papakonstantis** <npapakonstantis@exeternh.gov>  
To: Melissa Roy <mroy@exeternh.gov>, Russ Dean <rdean@exeternh.gov>

Thu, Dec 21, 2023 at 9:17 AM

For the packet

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

From: **Niko Papakonstantis** <npapakonstantis@exeternh.gov>  
Date: Thu, Dec 21, 2023 at 9:13 AM  
Subject: Re: In favor of Green space in downtown  
To: Sarah DeWitt <sarah.m.dewitt@gmail.com>

Hi Sarah,

Thank you for your correspondence. The Select Board will take this under consideration before the final public hearing on December 28 at 8:00 am.

Respectfully,

Niko

On Wed, Dec 20, 2023 at 5:22 PM Sarah DeWitt <sarah.m.dewitt@gmail.com> wrote:

Greetings!

I've just learned about the potential to create a green space in downtown Exeter between Puddlejumpers and Cornicellos. Would love to see this happen and in support of this project!

Thank you for all that you do and have a great holiday!

Sarah DeWitt

4 Senyar Farm Ln, Exeter, NH



Russ Dean &lt;rdean@exeternh.gov&gt;

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**Fwd: 23 Water Street**

1 message

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

Thu, Dec 21, 2023 at 9:18 AM

For the packet

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

From: **Niko Papakonstantis** <npapakonstantis@exeternh.gov>  
Date: Thu, Dec 21, 2023 at 9:18 AM  
Subject: Re: 23 Water Street  
To: Seneca Hipkiss <shipkiss\_01@yahoo.com>

Hi Seneca,

Thank you for your correspondence. The Select Board will take this under consideration before the final public hearing on December 28 at 8:00 am.

Respectfully,

Niko

On Wed, Dec 20, 2023 at 2:32 PM Seneca Hipkiss <shipkiss\_01@yahoo.com> wrote:  
Dear Select Board Members,

My name is Seneca Hipkiss and I am an Exeter resident of nearly 14 years. I am writing in support of your acceptance of the property at 23 Water Street for the use specified by its owners. After seeing this lot vacant for as long as I can remember I feel that turning it into a Park would be a wonderful addition to our town.

Not only will it increase visibility of the historic river front, which we spent many years and dollars to preserve with the removal of the damn, but it will provide locals and visitors alike a green space near our shops and restaurants to relax and enjoy our historic downtown.

Thank you for your consideration,

Seneca Hipkiss



Russ Dean &lt;rdean@exeternh.gov&gt;

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**Fwd: Water Street Park Option**

1 message

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

Thu, Dec 21, 2023 at 9:19 AM

To: Melissa Roy &lt;mroy@exeternh.gov&gt;, Russ Dean &lt;rdean@exeternh.gov&gt;

For the packet

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

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

Date: Thu, Dec 21, 2023 at 9:19 AM

Subject: Re: Water Street Park Option

To: Meredith Jordan &lt;meredithjordan@comcast.net&gt;

Hi Meredith,

Thank you for your correspondence. The Select Board will take this under consideration before the final public hearing on December 28 at 8:00 am.

Respectfully,

Niko

On Wed, Dec 20, 2023 at 2:30 PM Meredith Jordan &lt;meredithjordan@comcast.net&gt; wrote:

To our Exeter Select Board:

I write as an Exeter resident *strongly* in favor of using the land on Water Street between Puddle Jumpers and Cornicello as a small riverside park. Exeter already has beautiful public spaces, and a riverside park would be a welcome addition to our downtown beauty. Please know that most town residents I speak with love this idea! It would open yet another spectacular view of the river at the heart of Exeter.

Best,

Meredith H. Jordan

31 Chestnut Street #211

Exeter, NH 03833



Russ Dean &lt;rdean@exeternh.gov&gt;

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**Fwd: 23 Water Street**

1 message

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**Niko Papakonstantis** <npapakonstantis@exeternh.gov>  
To: Melissa Roy <mroy@exeternh.gov>, Russ Dean <rdean@exeternh.gov>

Thu, Dec 21, 2023 at 9:20 AM

For the packet

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

**From:** Niko Papakonstantis <npapakonstantis@exeternh.gov>  
**Date:** Thu, Dec 21, 2023 at 9:20 AM  
**Subject:** Re: 23 Water Street  
**To:** Jenapher Hipkiss <jlh100706@yahoo.com>

Good morning Jenapher,

Thank you for your correspondence. The Select Board will take this under consideration before the final public hearing on December 28 at 8:00 am.

Respectfully,

Niko

On Tue, Dec 19, 2023 at 6:21 PM Jenapher Hipkiss &lt;jlh100706@yahoo.com&gt; wrote:

Hello,

I am writing in support of your acceptance of the property at 23 water street. What a generous gift from the owners to create a new space downtown for all the enjoy. When one thinks about urban development, green spaces are such an integral part of a vibrant downtown. In my opinion the last thing we need is more 3 story buildings with overpriced condos and no parking included. We do however need space for all to enjoy our beautiful river, stop along water street while shopping or visiting the restaurants. Unlike many downtowns, we don't have a lot of great outdoor eating spaces. (That aren't parking lots!) what an opportunity to present the town with perhaps some picnic tables or benches to go to sit by the river and enjoy take out from one of our many restaurants.

Thank you for your time and I think this would be such a mistake to let this generous donation go by without accepting it for all generations of Exeter to come.

Thank you  
Jenapher Hipkiss  
14 River Bend Circle  
Exeter  
Sent from my iPhone



Russ Dean <rdean@exeternh.gov>

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## Fwd: 23 Water Street

1 message

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**Niko Papakonstantis** <npapakonstantis@exeternh.gov>  
To: Melissa Roy <mroy@exeternh.gov>, Russ Dean <rdean@exeternh.gov>

Thu, Dec 21, 2023 at 9:21 AM

For the packet

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

From: **Niko Papakonstantis** <npapakonstantis@exeternh.gov>  
Date: Thu, Dec 21, 2023 at 9:21 AM  
Subject: Re: 23 Water Street  
To: Martha Walsh <mmarywalsh48@gmail.com>

Good morning,

Thank you for your correspondence. The Select Board will take this under consideration before the final public hearing on December 28 at 8:00 am.

Respectfully,

Niko

On Tue, Dec 19, 2023 at 5:30 PM Martha Walsh <mmarywalsh48@gmail.com> wrote:

We am very much in favor of accepting the generous offer of land at 23 Water Street to make a park

It would be wonderful to have some additional green space down town especially a space with views of our beautiful river.

Martha and James Walsh  
27 Chestnut St, Exeter, NH 03833  
Apt 313.

Martha Mary Walsh

Sent from Gmail Mobile





April 9, 2020

To: Darren Winham

Subject: New building expenses 23 Water Street

Site prep	\$29,500
Foundation	78,051
Masonry	84,880
Framing	286,022
Siding	49,984
Millwork	44,275
Waterproofing	11,200
Insulation	62,700
Roofing	51,724
Sealants/caulking	6,200
Doors/windows	17,200
Aluminum Storefronts	36,468
Drywall	76,555
Tile floors & walls	5,475
Engineered wood flooring	26,744

Pairpoint Group, LLC

111 Water Street • PO Box 70 • Exeter, NH 03833 • 603-772-9777

Carpet	3,470
Painting	32,265
Toilet partitions/accessories	7,500
4 story elevator	110,000
Plumbing	105,750
Sprinkler System	56,000
Fire Alarm System	9,750
HVAC	126,000
Electrical	206,750
Permit fees	16,750
Insurance	18,750
Traffic Control	25,000
Project Management	174,600
10% contingency	165,000
Land	250,000
Total	\$2,174,563

Note: These are preliminary estimates prior to building plans completed

**Feasibility Cost Estimate**

**23 Water Street (50'x60' lot - 3000sf)**

Exeter, NH

20-Dec-23

QTY	UNIT	COST	COST	TOTAL
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*Temporary Conditions - Site Stabilization*

Erosion Control: Silt fence/installation & removal	50	lf	12.00	600	
Chain Link Fence @ retaining wall	1	ls	4,000.00	4,000	per Russ Dean comments 12/18/23
Chain Link Fence @ sidewalk w/ locked access gate	1	ls	6,000.00	6,000	per Russ Dean comments 12/18/23
R&D building foundation	1	ls	0.00	-	assume by others per Mr. Burkowitz' comments 12/18/23
Fill hole and compact soil to create stable surface	250	cy	25.00	6,250	
Loam & Seed foundation area	750	sf	1.50	1,125	
Signage	1	allow	500.00	500	
				<b>\$18,475</b>	<b>Temporary Conditions Total</b>

*Site Improvements*

6'-wide Accessible Permeable Pavement Walkway + Overlook	400	sf	40.00	16,000	
42"-high Guard Rail at Overlook	30	lf	140.00	4,200	
Retaining Wall Improvements	1	allow	50,000.00	50,000	
Landscaping Allowance	1	allow	20,000.00	20,000	
Furnishings and Amenities Allowance	1	allow	40,000.00	40,000	
R&D Chain Link Fencing	100	lf	12.00	1,200	
				<b>\$130,200</b>	<b>Site Improvements Total</b>

*Survey & Design*

Site Survey	1	allow	12,000.00	12,000	
Professional Design Services*	1	allow	30,000.00	30,000	
				<b>\$42,000</b>	<b>Survey &amp; Design Total</b>

**SUB-TOTAL** **\$190,675**

ESCALATION TO 2025	6.0%	\$11,441
DESIGN CONTINGENCY	20.0%	\$38,135

**SUB-TOTAL** **\$240,251**

GENERAL CONDITIONS	10.0%	\$24,025
BONDS & INSURANCE	2.75%	\$6,607
OVERHEAD AND FEE	10.0%	\$24,025
CONSTRUCTION CONTINGENCY	20.0%	\$58,982

**TOTAL BID PRICE** **\$353,890**

\*Engineering, including civil, geotechnical, and structural engineering, are excluded