

## **SELECT BOARD MEETING**

**Monday, August 11, 2025**

**6:30 pm**

**Nowak Room, Town Offices**

**10 Front Street, Exeter, NH 03833**

## **REGULAR BUSINESS MEETING BEGINS AT 7:00 PM**

Meetings can be watched on Ch 22 or Ch 6 or YouTube. Attendees can join in person or virtually via Zoom.

To access the meeting, click this link: <https://us02web.zoom.us/j/81376446025>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 813 7644 6025

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 to access the meeting 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. Non-Public Session
3. Public Comment
4. Approval of Minutes
  - a. Regular Meeting: July 28, 2025
5. Appointments/Resignations
  - a. 250 Celebration Commission – Kathy Corson – Resignation
  - b. Pairpoint Park Stakeholders Advisory Committee – Dawn Jelley - Resignation
6. Discussion/Action Items
  - a. 250 Celebration Commission Update
  - b. 79E Extension Request - Mario Ponte Project
  - c. E911 Recommendations for Street Names & Street Addressing
7. Tax Abatements, Veterans Credits & Exemptions
8. Permits & Approvals
9. Town Manager's Report
10. Select Board Committee Reports
11. Correspondence
12. Review Board Calendar
13. Non-Public Session
14. Adjournment

Niko Papakonstantis, Chair

Select Board

Posted 8/7/25 Town Office, Town Website

Persons with a disabling condition may request accommodations in order to attend this meeting. Requests should be made with 72 hours notice.

AGENDA SUBJECT TO CHANGE

## **Non-Public Session**

## **Public Comment**

## **Approval of Minutes**

Select Board Meeting  
Monday July 28, 2025  
6:15 PM  
Nowak Room, Town Offices  
Draft Minutes

1. Call Meeting to Order

Members present: Chair Niko Papakonstantis, Vice-Chair Molly Cowan, Clerk Nancy Belanger, Julie Gilman, Dan Chartrand, and Assistant Town Manager Melissa Roy were present at this meeting. The meeting was called to order by Mr. Papakonstantis at 6:15 PM.

2. Non-Public Session

**MOTION:** Ms. Belanger moved to enter into non-public session under RSA 91-A:3II (I). Mr. Chartrand seconded. In a roll call vote, the motion passed 5-0, and the meeting entered non-public session at 6:15 PM.

**MOTION:** Ms. Belanger moved to exit non-public. Ms. Gilman seconded. Motion passed 5-0, and the Board exited non-public at 6:58 PM.

**MOTION:** Mr. Chartrand moved to seal the minutes until the subject matter is resolved. Ms. Belanger seconded. The motion passed 5-0.

The Board reconvened in the Nowak Room at 7 PM.

3. Public Comment

a. There was no public comment at this meeting.

4. Proclamations/Recognitions

a. There were no proclamations/recognitions.

5. Approval of Minutes

a. Regular Meeting: July 14, 2025

**MOTION:** Ms. Belanger moved to approve the minutes of July 14, 2025 as presented. Ms. Gilman seconded. The motion passed 5-0.

6. Appointments

**MOTION:** Ms. Belanger moved to appoint Maisie Sanderson from an alternate to a voting member of the Pairpoint Park Stakeholder Advisory Committee. Ms. Cowan seconded. The motion passed 5-0.

7. Discussion/Action Items

a. Police Station/Fire Substation Update

Finance Director Corey Stevens, Police Chief Stephan Poulin, Deputy Police Chief Josh McCain, and Fire Chief Justin Pizon were present for this

45 discussion. Ms. Roy presented a conceptual drawing of the Police Station/Fire  
46 Substation. She said this has not yet been bid out, it's all preliminary. It's  
47 basically a rectangle - a lot of the design elements had to be removed - but it  
48 does function for what we need. In 2024, there was a \$17.5M project cost  
49 approved at Deliberative Session. It was voted to include net zero construction,  
50 but with no dollar amount associated. A lot of construction costs have changed  
51 since then, so it has been difficult. We hired an OPM (Owner's Project Manager),  
52 a company named CHA from Boston, and a Architect group called Ted Gallante  
53 Architects. We also hired Eckman Construction as our Construction Manager. In  
54 2024, LBA (Levallee Brensinger) had proposed a 23,000 square foot building to  
55 meet our program requirements, and we went to the warrant with \$17.5M, but  
56 costs ended up coming in significantly higher. With the help of our OPM and  
57 Architect, we came up with a design of about 20,000 square feet based on the  
58 budget we had and that we needed net zero. The initial cost estimate came in at  
59 \$19M, so we had to pivot. CHA had multiple staff changes, and the entire  
60 building project group decided to move on from the company.

61 Chief Poulin said Town staff still has the same energy for the project and  
62 has been collaborating with the Architects. Deputy Chief McCain has been to  
63 every meeting on the design. Deputy Chief McCain said this group has been  
64 cohesive and focused on delivering a cost-effective facility for Exeter. It's been a  
65 labor of love for the last four years. One of the biggest challenges other than the  
66 budget is the site. We didn't know that there were two wetlands in the southern  
67 part, which constrains the asphalt around the building and limits the building to  
68 one place. The site has a lot of ledge, which is the biggest unknown we have.  
69 Some of our contingency has been dedicated to that issue. Also, the site has a  
70 grade, so it will have to be levelled. There's been so much talk about how to  
71 lower costs and reuse materials on the site. We will be the first net zero Police  
72 Department in NH, which is a huge challenge. We have to generate our own  
73 energy. Because the building is smaller, there's less area for solar panels on the  
74 roof. We can't afford geothermal wells. The building itself will be constructed in a  
75 way that will save energy; the hurdle is generating the energy, although we think  
76 we've found a solution. The last challenge is the budget. Our dollar isn't worth as  
77 much as when this project was approved. Construction projects are seeing  
78 unparalleled inflation. Tariffs are affecting the costs of different parts of the  
79 building. We had to design the building to meet the budget. We've gone over  
80 every square inch of this building to make the best use of the space and  
81 maximize our dollar. During value engineering, we were able to shave off \$1M  
82 from the cost without compromising on the programming space. We identified  
83 areas of IT that we didn't need, without compromising on security. We eliminated  
84 extra security cameras, door readers, fingerprint readers, and other unnecessary  
85 security items. He added that he feels very positive about this facility. There's no  
86 excess in the building, but we're not compromising so much that the town won't  
87 be happy with it.

88 Chief Pizon said Josh has been spearheading this and advocating for  
89 both sides [Police and Fire]. The Police Station is a lot more involved than the  
90 Fire Substation. We need space but not the technology. We all shaved off space.  
91 Early projections were \$689 a square foot and today we're at \$800 a square foot.  
92 We cut off 3,000 square feet. This is still a building we will all be proud of. We're  
93 at 50% complete on construction documents. The finish line is not far away.

94 Ms. Roy said we started with our initial construction estimate at \$19M  
95 project cost in February 2025. We reduced the project scope, and received a  
96 construction estimate of \$16.5M, which we were able to reduce through value  
97 engineering to \$15.6M, but that leaves us with a \$660,000 gap. To address the  
98 funding gap and move forward, we would like the Select Board to consider using  
99 the \$560,000 of the Invest NH State program received because of the affordable  
100 housing at Gateway, which we are able to use for any purpose. We would still  
101 have about a \$100,000 gap. We are waiting for final numbers on the IT items that  
102 we scaled back, and with a little more value engineering we should be able to hit  
103 the \$100,000 mark. If the Board does not want to use the Invest NH money, we  
104 would have to go back to the warrant in March for additional money. We do not  
105 have access to any other money we would be able to use on this. The building is  
106 at the minimum size needed to continue to function. Typically there is a 10-15%  
107 contingency for a construction project; right now, we only have a 4%  
108 contingency. We're trying to get the site work started in October/November so  
109 that if we come across things we can't overcome, we haven't missed the  
110 opportunity to put something on the warrant if we need to. We may hit something  
111 in the site that we're not prepared to deal with. Regarding net zero, geothermal  
112 wells aren't an option due to budget. We're focusing on solar panels. In order to  
113 generate that much energy, we need to put in a carport to put in more solar  
114 panels, at a significant cost. If we have to pull that carport, we could get the site  
115 ready to accept a carport and put it on a future warrant. The building would not  
116 be net zero until that time, but it would be net zero ready. If we continue to delay,  
117 it will just cost us more.

118 Ms. Belanger asked if legally we're ok with "net zero ready." Ms. Roy said  
119 the main building would have net zero construction. This would be a phase 1,  
120 where phase 2 would be net zero. Ms. Belanger asked if there is 3,000 square  
121 feet left, is future growth on that site a possibility? Chief Poulin said we can  
122 always go up. Ms. Roy said for Fire, there is more opportunity for growth. Police  
123 won't have a lot of extra space. Chief Poulin said this is the best we can do with  
124 what we have. We're good at adapting and making things work.

125 Ms. Belanger asked if we're seeing tariffs affect costs. Deputy Chief  
126 McCain said the construction company said it's on the horizon but it's not  
127 something they're overly concerned about. The steel might be an issue, but that's  
128 a small percentage. What they're concerned about is the inflation in construction.  
129 We're at almost 25% more in inflation than in 2022.

130 Mr. Chartrand said he's been concerned about Tax Incentivized Finance  
131 [TIF] money for this, but this is money from the State. We talked about how there

are no strings attached to this. Ms. Cowan said we should use it how we think we should use it.

Mr. Chartrand said he's comfortable with this building being net zero ready. Deliberative Session putting net zero on this without raising a dollar amount was a mistake. We're honoring the intent of Deliberative Session when we say we may need to complete that with additional dollars. He added that he has been impressed with the cohesion of the group working on this and the involvement of the executive team.

Ms. Cowan said she thinks net zero is an important policy. It was passed by the voters. Using the Invest NH money makes sense and sends a message that Public Safety is important in our community, although she's concerned because it was intended for affordable housing.

Mr. Papakonstantis said he's glad that they never considered not doing net zero to save money. He's interested to see how a net zero building will tolerate New Hampshire winters.

Ms. Belanger said regarding electric cars, she understands that there won't be chargers, but will the piping infrastructure be installed for the future?

Deputy Chief McCain said yes, it's more cost-effective to do it now.

**MOTION:** Mr. Chartrand moved to authorize the use of the \$560,000 received from the Invest NH program towards the design and construction of the Police and Fire Substation at 6 Continental Drive. Ms. Belanger seconded. The motion passed 5-0.

Chief Poulin discussed the plans for the National Night Out event.

#### b. 2nd Reading - Ordinance 802.3(j) & 802.4(c-6) Update NH RSA

Mr. Papakonstantis said this is going through and referencing the new RSA, no other changes were made. He read the changes to Ordinance 802.3(j), and 802.4(c-6). This is an amendment to Chapter 8 of the Town of Exeter Ordinances, the ordinance to regulate vendors, hawkers, peddlers, solicitors, and other itinerant vendors and door-to-door solicitation and canvassing. The change to 802.3(j) is to change NH RSA 321:19 to NH RSA 31:102-a, and the change to 802.4(c-6) is to change NH RSA 321:19 to NH RSA 31:102-b.

**MOTION:** Ms. Belanger moved to adopt the revisions of Exeter Town Ordinances Chapter 8 as read in the two public readings of July 14, 2025 and July 28, 2025. Ms. Cowan seconded. The motion passed 5-0.

### 8. Regular Business

#### a. Tax Abatements, Veterans Credits and Exemptions

- i. There were no abatements or credits considered.

#### b. Permits & Approvals

- i. Pickpocket Dam Removal Engineering Design Phase 1

Stephen Cronin, Public Works Director, said this is for Phase 1 Design services for the Pickpocket Dam removal project. Town Meeting



approved up to \$2.1M for the removal; we've also applied for several grants. We're asking for a contract specific to design in the amount of \$300,000. The scope of work includes topographic survey, wetland delineation, and geotechnical work, as well as preliminary permitting and required archaeological survey. There will also be public design meetings, abutters-only meetings, and a public sitewalk. The funding is from the grant.

**MOTION:** Ms. Belanger moved to award the Pickpocket Dam removal Phase 1 design services to VHB in the amount of \$300,000, with the Great Bay 2030 funds to be utilized for this work; and to further authorize the Town Manager or their designee to sign the appropriate paperwork. Ms. Gilman seconded. Mr. Chartrand asked if the scope of the work is now through January 2026 for phase 1. Mr. Cronin said yes. The motion passed 5-0.

ii. Westside Drive Construction Phase Engineering Services

Mr. Cronin said we're recommending an award to Underwood Engineers for Construction-phase Engineering services for the Westside Drive project. The Board awarded the construction contract to Granese at the last meeting; this contract is to provide full-time Construction Administration and on-site inspection during the project. The cost is \$563,500. This will be funded by the appropriations made at Town Meeting.

**MOTION:** Ms. Belanger moved to award the contract to Underwood Engineers Inc for Construction-phase Engineering services for the Westside Drive project at a cost of \$563,500, and to further authorize the Town Manager or their designee to sign the contract documents. Ms. Gilman seconded. The motion passed 5-0.

iii. NH Office of Highway Safety Traffic Enforcement Patrols & Equipment Grant Application, and Grant Agreement Addendum

Ms. Roy said this is an annual grant application that the Police Chief put in.

**MOTION:** Ms. Belanger moved to authorize the Exeter Police Department's application for the FFY26 NH Office of Highway Safety Traffic Enforcement Patrols & Equipment Grant Application as presented in the amount of \$10,900 and the amended grant terms as presented in the grant agreement amendment, notice for an adjusted total grant limitation of \$16,610.50, and to further authorize the Town Manager or their designee to sign the agreement and the amendment. Ms. Cowan seconded. The motion passed 5-0.

iv. Tax Interest Refund Request

Mr. Papakonstantis said there is a memo from our Deputy Tax Collector describing a request for a refund of \$782.32 for Unitil. Unitil mailed checks for three subsidiaries that own property in Exeter, but these were not received by the town. Unitil paid the tax and interest via overnight mail, which was received on July 22, 2025. Unitil is asking a refund of \$782.32, which cannot be refunded by the Deputy Tax

Collector. They did waive other interest fees of \$11.87, as they have authority to do so for amounts up to \$25.

**MOTION:** Ms. Belanger moved to refund the tax interest fee in the amount of \$782.32 for Unitil Energy Systems for properties 51-11 in the amount of \$600.61 and 46-3 at \$181.71. Ms. Gilman seconded. The motion passed 5-0.

v. Exeter Area General Federation of Women's Clubs – Yuletide Fair

Mr. Papakonstantis said this is the 46th Yuletide Fair and will be held Saturday, November 22, 2025. Ms. Cowan said she dislikes when people address the Board as "Selectmen." Mr. Chartrand said he would like someone to reach out to them about changing that to "Select Board" going forward. A correction should go out anytime we are addressed that way.

**MOTION:** Mr. Chartrand moved to approve the Exeter Area General Federation of Women's Clubs' request to place small 21x18" signs along the roadsides in the Exeter area and a larger sign to be placed at the corner of Guinea Road and Hampton Road between the dates of Sunday November 16 and Sunday November 23, 2025. Ms. Belanger seconded. The motion passed 5-0.

c. Town Manager's Report

- i. Ms. Roy said she and Corey Stevens have been reviewing CIP proposals from the various departments.
- ii. She's been attending the 10 Hampton Road updates. We're about a month away from completion. We're still on budget and on time.
- iii. She's involved with the Police and Fire Substation Committee.
- iv. She participated in required harassment training.
- v. She had several personnel issues from the HR side which she can't discuss, but that have been taking a lot of her time.
- vi. She attended a biweekly leadership meeting that was only by her, Corey, and the Police and Fire Chiefs, so they had an opportunity to discuss the Police/Fire building further.
- vii. She met with Steve Jones and Amanda Kelly of the Pairpoint Park Committee to answer their questions about fundraising.
- viii. She and Corey attended the BRC kickoff meeting. On Friday the Department Heads got their budget templates and had three weeks to get them in.
- ix. She is working with MRI and we will have a temporary Planner that will be coming in two days a week in-person and will attend the Planning Board meetings. Ms. Belanger said there's a Planning Board sitewalk on Wednesday August 13 at 97 Portsmouth Ave and it will be on the agenda for the next night, so we may wish to let this person know.

d. Select Board Committee Reports

- i. Ms. Gilman said the Tax Exemptions and Advisory Committee met and came up with some recommendations, but she wants to wait until the committee is complete and votes on the proposed changes to the Elderly Exemption and service-related disability credit. Mr. Chartrand asked if she attended the Facilities Advisory Committee meeting that he missed, but she said no.
- ii. Ms. Belanger attended the first half hour of the BRC kick-off meeting and watched the rest of it later. She then went downstairs for the Rec Advisory Board. 10 Hampton Road is on schedule. They're looking at a potential move sometime in September; the Rec Department will be closed for up to three days. Regarding Planet Playground, there was a glitch on social media with the incorrect time for the ribbon cutting, which she pointed out. The last day of camp is August 8th. There should be a contingent of camp kids there. The Rec Advisory Board were able to do their elections: Jenn Harrington is the new Chair, Nick Nordin is the Vice-Chair, and Brin Sullivan is the Clerk. There was a big thank-you to longtime Chair Stephanie Papakonstantis.
- iii. Mr. Papakonstantis said the Swasey Parkway Trustees did not meet, as they did not have a quorum. He attended the Pairpoint Park Advisory Committee where they talked about how to fundraise. He attended the River Advisory Committee where they heard an update on the reservoir dam study and the Pickpocket Dam removal and voted to approve the \$300,000 grant. The big grant is still pending, and Mr. Vlasich thought we may know by the fall. The NOAA grant is delayed due to Federal process, but Mr. Vlasich didn't think we were a good match for that. There is an additional Coastal Resiliency Grant. The Pickpocket Scope of Work was discussed, and Mr. Vlasich plans to come to the Select Board to give an update soon. Mr. Papakonstantis said he was unable to attend the BRC kick-off meeting, but gave Chair Kelly a statement to read on behalf of the Board. That evening he attended the public meeting in Kensington over the groundwater investigation, along with Public Works Director Cronin and Water and Sewer Director Steve Dalton. There were about 25 Kensington residents present and they seemed satisfied with the answers from DES. There was one person who offered formal testimony, a consultant hired by the Town of Kensington. Kensington residents can offer written testimony until September 7, at which point we can move forward. He attended the Trustees of the Trust Funds meeting, at which they discussed bringing the Swasey Trust, which is at Key Bank in Ohio, back to New Hampshire. They will discuss it with the Swasey Parkway Trustees and the Select Board in an upcoming meeting.

e. Correspondence

- i. The NHMA Update

- 306                   ii.    A note regarding Swasey Parkway which Mr. Papakonstantis said he  
307                   would follow up on with a letter.  
308

309       9. Review Board Calendar

310               The next meetings are August 11, August 18, Tuesday September 2, September  
311               15, and September 29.  
312

313       10. Other Business

- 314           a. Mr. Papakonstantis said National Night Out is August 5 from 4-7 PM at  
315           Townhouse Common.  
316

317       11. Non-Public Session

318       **MOTION:** Ms. Belanger moved to enter into non-public session under RSA 91-A:3II (a) and (l).  
319       Ms. Gilman seconded. In a roll call vote, the motion passed 5-0, and the meeting entered non-  
320       public session at 8:15 PM.  
321

322       **MOTION:** Ms. Gilman moved to exit non-public session. Ms. Belanger seconded. The motion  
323       passed 5-0.  
324

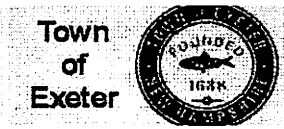
325       **MOTION:** Mr. Chartrand moved to seal the minutes until the matter is resolved. Ms. Belanger  
326       seconded. The motion passed 5-0.  
327

328       12. Adjournment

329       **MOTION:** Ms. Gilman moved to adjourn. Ms. Belanger seconded. The motion passed 5-0.  
330       The meeting adjourned at 9:09 PM.  
331

332       Respectfully Submitted,  
333       Joanna Bartell  
334       Recording Secretary  
335  
336  
337  
338

## **Appointments/Resignations**



Pam McElroy <pmcelroy@exeternh.gov>

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## Resignation

2 messages

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**Kathy Corson** <kathykcorson@gmail.com>

Thu, Aug 7, 2025 at 7:52 AM

To: Julie Gilman <jgilman@exeternh.gov>, Karen Prior <kcp7457@gmail.com>, Pam McElroy <pmcelroy@exeternh.gov>

Hi all,

I just want to thank you for the opportunity to have served on the 250 Celebration Committee. In evaluating the time I have coming up in the next year I need to resign. Between work and personal commitments I just don't have the bandwidth to participate and you really need all hands on deck for this committee.

Thanks for the opportunity and I will certainly volunteer for one of the events when it happens.

Best of luck,

--

Kathy Corson  
(603)686-9600

Find my work email at [www.kathykorson.com](http://www.kathykorson.com) or just email me at [Kathy@dustonleddy.com](mailto:Kathy@dustonleddy.com)

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**Pam McElroy** <pmcelroy@exeternh.gov>

Thu, Aug 7, 2025 at 8:00 AM

To: Kathy Corson <kathykcorson@gmail.com>

Cc: Julie Gilman <jgilman@exeternh.gov>, Karen Prior <kcp7457@gmail.com>

Thank you for your service Kathy.

Take care.

Pam

[Quoted text hidden]

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*Pam McElroy*

**Town of Exeter**

Senior Executive Assistant, Town Manager's Office  
603-773-6102



Pam McElroy <pmcelroy@exeternh.gov>

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## Fwd: Resignation from PAIRPOINT PARK Stakeholders Advisory Committee

2 messages

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Niko Papakonstantis <npapakonstantis@exeternh.gov>

Thu, Aug 7, 2025 at 9:00 AM

To: Pam McElroy <pmcelroy@exeternh.gov>, Melissa Roy <mroy@exeternh.gov>

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

From: **Steven Jones** <stevenclarkjones@gmail.com>

Date: Wed, Jul 2, 2025 at 9:44 AM

Subject: Fwd: Resignation from PAIRPOINT PARK Stakeholders Advisory Committee

To: Niko Papakonstantis <npapakonstantis@exeternh.gov>

Niko,

Sad development. Dawn feels a need to be near to her aging parents, which is completely understandable. I told her what a loss to our community it is and thanked her for her time on the committee.

At the next Select Board meeting, could you elevate Maisie Sanderson to a full, voting member of the committee. Also, we could now use an alternate.

Thanks,  
Steve

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

From: **Dawn Jelley** <dawnjelley@msn.com>

Date: Wed, Jul 2, 2025 at 9:39 AM

Subject: Resignation from PAIRPOINT PARK Stakeholders Advisory Committee

To: Niko Papakonstantis <npapakonstantis@exeternh.gov>

Cc: Steven Jones <stevenclarkjones@gmail.com>

Niko,

I hope this message finds you well. I'm writing to formally resign from my position on the PAIRPOINT PARK Stakeholders Advisory Committee.

Although I've only been on the committee a short time, I've greatly appreciated the opportunity to be part of such a meaningful initiative. After much consideration, my husband and I have made the difficult decision to relocate to England. As a result, I'm no longer able to commit the time or bandwidth required to fully support the work of the committee.

Thank you for including me in this important effort. I look forward to seeing the continued progress of the project and wish you and the team all the best.

Kindness

Dawn

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## **Discussion/Action Items**



## **250 Celebration Committee – 2026 Budget**



## MEMORANDUM

**TO: Exeter Select Board**

**DATE: August 7, 2025**

**FROM: Julie Gilman**

**RE: 250 Celebration Commission**

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After a slow start, the Commission has garnered energy and volunteers to plan special events and coordinate other activities with groups and individuals already making plans for celebration in 2026. The Commission is dedicated to its mission emphasizing what independence and democracy meant then and now.

The Commission decided to emphasize a two week celebration with many of the activities during the Nation's bicentennial. The Commission will begin by participating in the Parks and Recreation annual Black Hawk in the Park, June 27th and end July 11th with our traditional concert and fireworks after the American Independence Festival.

You will see from the attached budget most of the events planned for the two weeks. We have Save the Date cards that are being distributed at current community gatherings. We have already been promised donations and have received volunteer work from outside the Commission. Monetary donations are not reflected in the Commission's budget as we have yet to appropriate them. Here, I must give recognition to Joe Stagnone for his time and talent in creating our logo.

Some of the events are associated with Town departments that are budgeting their usual programs, not above their annual budgets, but with thematic intent. For example, the library summer reading, children's and teen activities. Parks and Rec's summer movie program will include the film "1776". EXTV covers events happening in town. Some of the events will be ticketed to offset the associated costs.

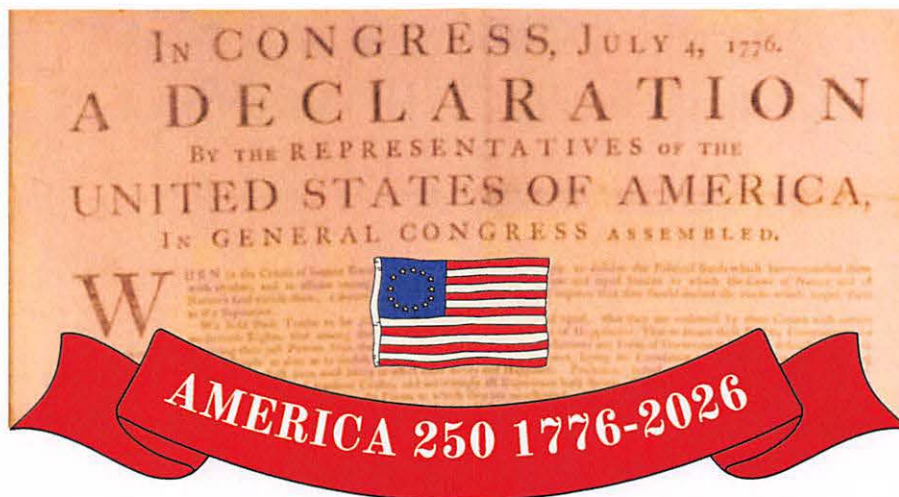
The Commission will take advantage of opportunities to advertise Exeter as a destination to celebrate independence and democracy. The Federal and State governments already have websites for us to add our scheduled events advertised to the whole country.

The budget will be refined before the Select Board needs to recommend the proposed appropriation, the same action as those Boards who have had the responsibility since our independence.

We will be calling on Select Board members to make opening remarks at some of the events. Get your outfits ready!







# EXETER 250 CELEBRATION COMMISSION

[WWW.EXETERNH.GOV/250CC](http://WWW.EXETERNH.GOV/250CC)

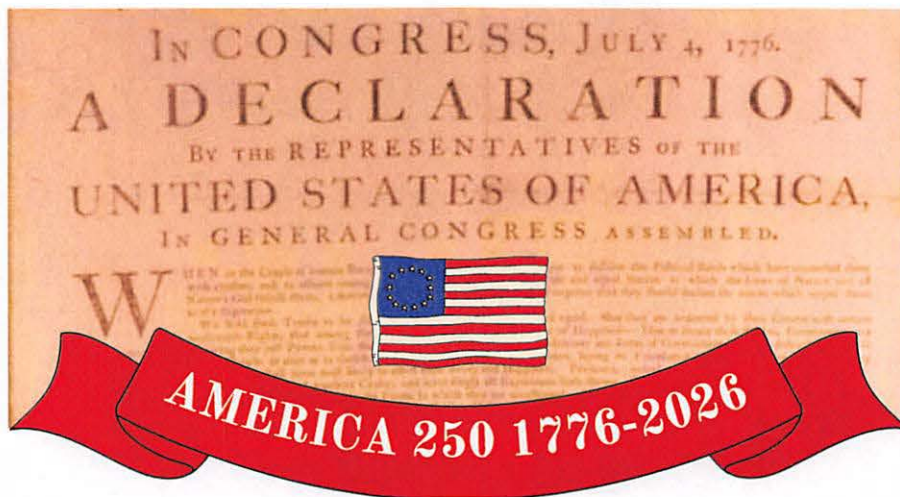
**EXETER: WHERE INDEPENDENCE HAPPENS**

JUNE 27<sup>TH</sup> - JULY 11<sup>TH</sup> 2026

A CELEBRATION OF EXETER &  
250 YEARS OF INDEPENDENCE







## EXETER: WHERE INDEPENDENCE HAPPENS

[WWW.EXETERNH.GOV/250CC](http://WWW.EXETERNH.GOV/250CC)

**JUNE 27<sup>TH</sup> - JULY 11<sup>TH</sup> 2026**

**SAVE THE DATE!**

**A CELEBRATION OF EXETER &  
250 YEARS OF INDEPENDENCE**

**PARADE**

**TOUCH-A-TRUCK**

**FOSTER'S CLAMBAKE**

**BRASS BAND**

**MOVIE IN THE PARK**

**CONCERTS**

**FIREWORKS**

**HISTORICAL TOURS**

**RIVER KAYAKING**

**AND MORE!**





IN CONGRESS, JULY 4, 1776.  
A DECLARATION  
BY THE REPRESENTATIVES OF THE  
UNITED STATES OF AMERICA,  
IN GENERAL CONGRESS ASSEMBLED.

W

HEN in the Courts of Justice there, it becomes necessary for one People to declare the Political Bonds which have surrounded them with another, and to affirm among the Nations of the Earth, the Justice and good Justice to which the Laws of Nature and of Nature's God entitle them, a solemn Request to the Opponents of Mankind requires that they should believe the reasons which support them to be just.

We hold these Truths to be self-evident, that all Men are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty, and the Pursuit of Happiness—That to secure these Rights, Governments are instituted among Men, deriving their just Powers from the Consent of the Governed, that whenever any Form of Government becomes destructive to these ends, it is the Right of the People to alter or to abolish it, and to institute new Government, laying its Foundation on such Principles, and organizing its Powers in such Manner, as shall seem most likely to effect their Safety and Happiness. Prudence, indeed, will dictate that Governments long established should not be changed for light and transient Causes; and accordingly all Resentments half-Born, half-Cured, shall be borne with; only when the accumulated Grievances, long suffered, and long endured, shall have reached such a Point, that a complete Revolution may be necessary for the People to secure the Blessings of Liberty, shall they throw off the existing Government, and in a new one, shall they take up the Yoke of Oppression.

**SPONSORSHIP OPPORTUNITIES**

# EXETER 250 CELEBRATION COMMISSION

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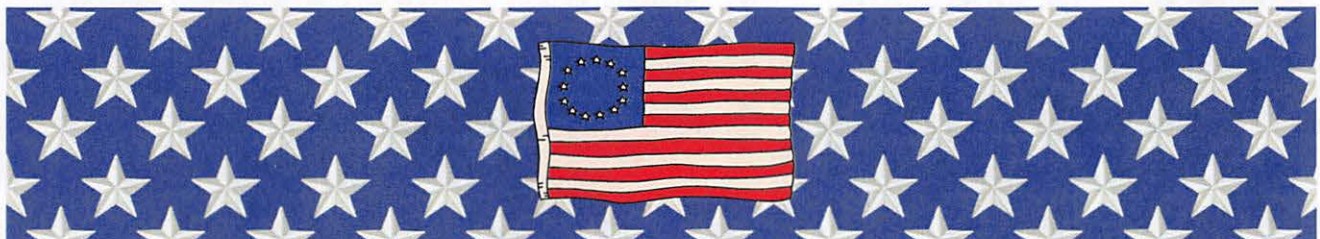
**EXETER: WHERE INDEPENDENCE  
HAPPENS**

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**JUNE 27<sup>TH</sup> - JULY 11<sup>TH</sup> 2026**

**A CELEBRATION OF EXETER & 250  
YEARS OF THE UNITED STATES**

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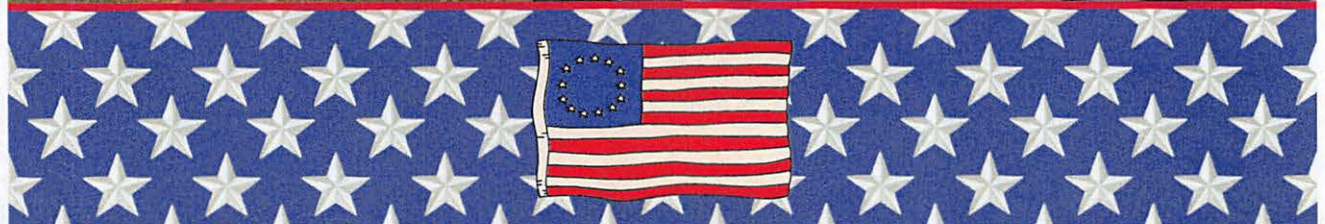


IN CONGRESS, JULY 4, 1776.  
A DECLARATION  
BY THE REPRESENTATIVES OF THE  
UNITED STATES OF AMERICA,  
IN GENERAL CONGRESS ASSEMBLED.

W H E N in the Course of human Events, it becomes necessary for one People to dissolve the Political Bonds which have connected them with another, and to assume among the Powers of the Earth, the separate and equal Station, to which the Laws of Nature and of Nature's God entitle them; a decent Respect to the Opinions of Mankind requires that they should declare the causes which impel them to the Separation.

We hold these Truths to be self-evident, that all Men are created equal; that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty, and the Pursuit of Happiness.—That to secure these Rights, Governments are instituted among Men, deriving their just Powers from the Consent of the Governed, that whenever any Form of Government becomes destructive of these ends, it is the Right of the People to alter or to abolish it, and to institute new Government, laying its Foundation on such Principles, and organizing its Powers in such Manner, as shall seem most likely to effect their Safety and Happiness. Prudence, indeed, will dictate that Governments long established should not be changed for light and transient Causes; and accordingly all Resentments hitherto have been suppressed; but when a long Train of Abuses and Usurpations has reached such a Degree, that a fair Hope is conceived that a redress may be obtained by the existing Forms of the Government, a prudent People will throw off such Government, and will institute new Government, laying its Foundation on such Principles, and organizing its Powers in such Manner, as shall seem most likely to effect their Safety and Happiness.

1776-2026







### **REVOLUTIONARY CAPITAL SPONSOR – \$10,000+**

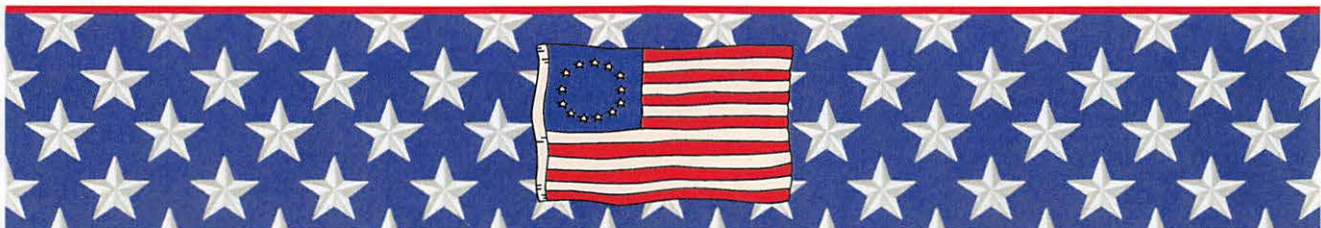
- Everything in the *Declaration Sponsorship* package and
- Premier logo placement on all promotional materials
- Featured speaking opportunity during opening ceremony
- Logo on stage backdrop and primary signage
- VIP access for 10 guests
- Featured in press release and spotlighted on social media
- Eligible for in-kind contributions valued at \$10,000+

### **DECLARATION SPONSOR – \$5,000**

- Everything in the *Powderhouse Sponsor Package* and
- Prominent logo on programs, banners, and website
- Priority vendor/display space
- VIP access for 6 guests
- Eligible for in-kind contributions valued at \$5,000+

### **POWDERHOUSE SPONSOR – \$2,500**

- Everything in the *Minuteman Sponsor* package and
- Verbal recognition from the main stage
- Opportunity to table and provide branded giveaways
- VIP access for 4 guests
- Eligible for in-kind contributions valued at \$2,500+







### **MINUTEMAN SPONSOR – \$1,000**

- Everything in the *Patriot Sponsor* package and
- Name and logo on event signage
- 2 VIP guest passes
- Eligible for in-kind contributions valued at \$1,000+

### **PATRIOT SPONSOR – \$500**

- Everything in the *Spirit of '76 Supporter* package and
- Group recognition post on social media
- Eligible for in-kind contributions valued at \$500+

### **SPIRIT OF '76 SUPPORTER – \$250**

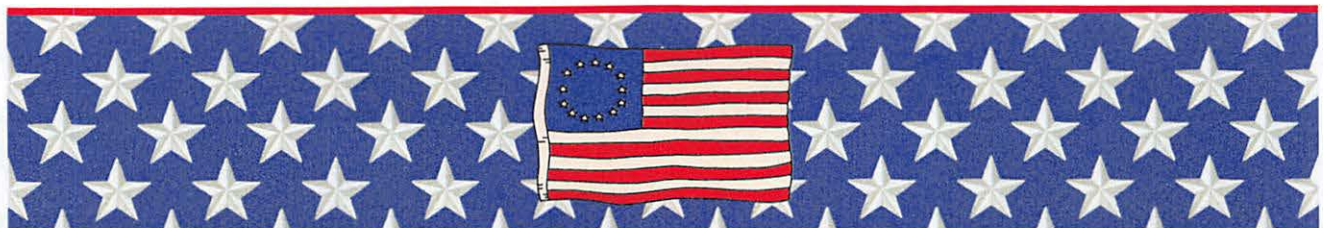
- Name listed in program and on website
- Eligible for in-kind contributions valued at \$250+

### **IN-KIND CONTRIBUTIONS**

Not every gift needs to come in dollars. In-kind donations of goods or services are a vital part of bringing the 250th Celebration to life.

Examples of valuable in-kind contributions include:

- Event supplies (e.g., tents, tables, signage)
- Food and beverages for guests or volunteers
- Printing and design services
- Equipment rentals (e.g., AV, lighting, staging)
- Entertainment, performers, or historical reenactors
- Volunteer staffing or event planning support
- Raffle items or giveaways







### **EVENT-SPECIFIC EXCLUSIVE SPONSORSHIP OPPORTUNITIES**

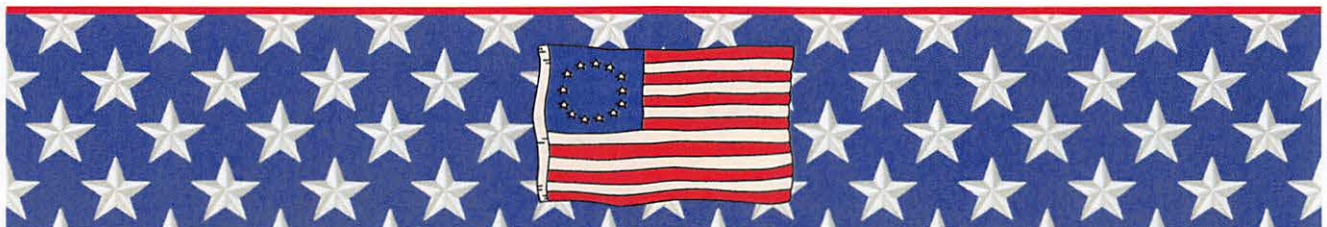
Support a unique part of the celebration! Your organization will be recognized as the Official Sponsor of your chosen event, with signage and promotional mentions tied directly to that experience.

Options include (custom pricing based on scale and needs):

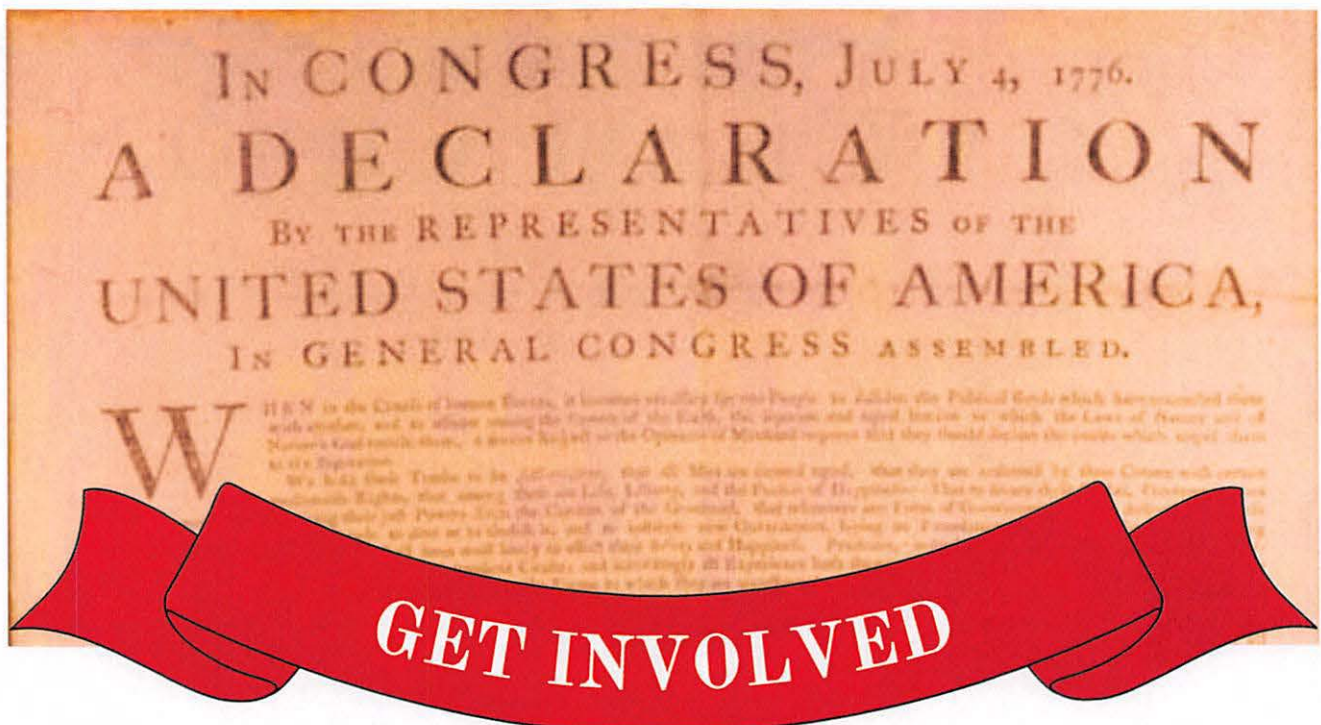
- Hometown Heroes Sponsor
- Fireworks Show Sponsor
- Drone Show Sponsor
- Movie on Swasey Sponsor
- Parade Sponsor
- Heritage Craft Fair Sponsor
- Student's We the People Sponsor
- Horse Ride/Procession Sponsor
- Revolutionary Cookout or Tavern Tent Sponsor
- Photo Booth or Colonial Costume Station Sponsor
- Living History Lecture or Speaker Series Sponsor

### **INCLUDES:**

- Exclusive signage at your sponsored event
- Verbal acknowledgment at start and end
- Logo on event map or program indicating your sponsorship
- Opportunity to provide handouts, samples, or giveaways
- Website and social media recognition







### **VOLUNTEER WITH US**

The Exeter America 250 Celebration wouldn't be possible without the dedication of volunteers who bring energy, hospitality, and heart to the event. Whether you can lend a hand for a few hours or the full day, we have a role for you!

Volunteer opportunities include:

- Event setup and teardown
- Greeters and information booth assistants
- Kid zone activity helpers
- Parade or reenactment support
- Hospitality and refreshments

Volunteers receive a commemorative t-shirt and community service hours. Sign up and be part of history! Contact [250@exeternh.gov](mailto:250@exeternh.gov)

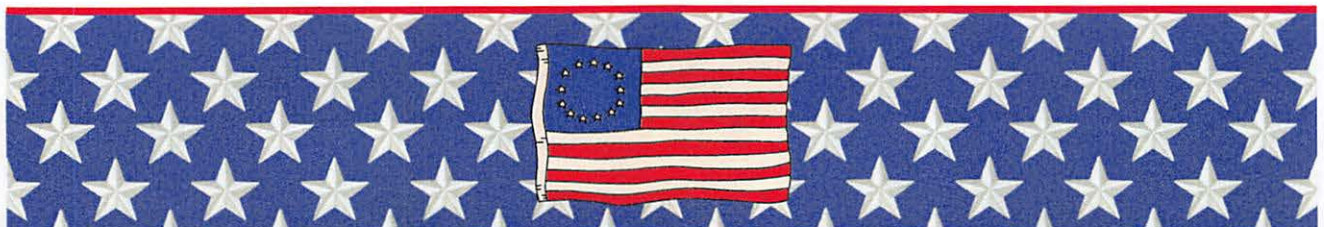
### **SHARE YOUR OWN 250 EVENTS**

Is your organization, school, or community group planning a 250 event or activity? We want to help amplify your efforts and connect the celebration across the region.

Submit your event details for inclusion on our community calendar. From history fairs to patriotic concerts, we're proud to spotlight the many ways our community is honoring this milestone.

Email us or visit our website to share your event today!

[250@exeternh.gov](mailto:250@exeternh.gov)







### **LET'S MAKE HISTORY TOGETHER**

For questions, custom sponsorships, or to confirm your support, contact:

Town of Exeter 250 Celebration Commission

[Contact Name]

[Email Address]

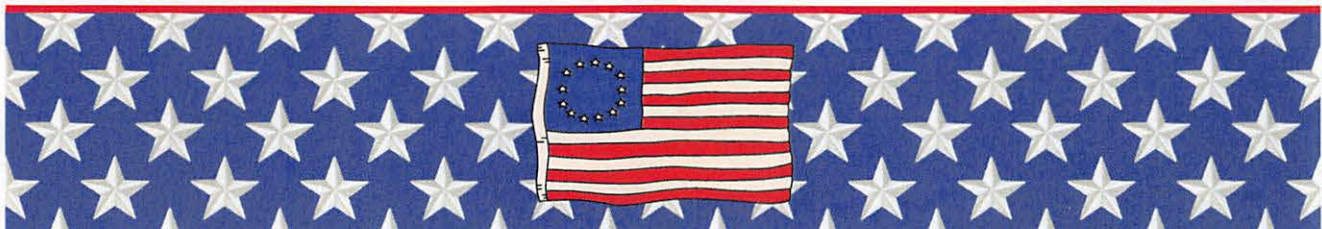
[Phone Number]

<https://www.exeternh.gov/250cc>

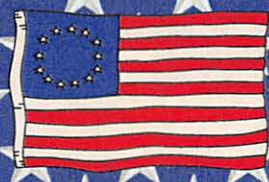
Follow us on social media: @TownOfExeterNH

With gratitude, The Exeter 250 Celebration Commission thanks you for helping us honor the past, present and future.

The Exeter 250 Celebration Commission meets on the first and third Tuesday of the month from 10am-11am in the Wheelwright Room at Town Offices, 10 Front Street, Exeter, NH.





[illegible]

## **Town of Exeter NH 250 Celebration Commission (250CC)**

### **MINUTES: July 15, 2025, 10am Wheelright Room, Town Offices**

Present: Kathy Corson, Co-chair, Karen Prior Co-chair, Francoise Elise EHC, Jonathan Ring, Selectwoman Julie Gilman, and Caroline Neel EP&R.

The meeting came to order at 10:08am. Kathy Corson opened the meeting, with attendance and the introduction of members present.

Approval of minutes: The July 1 meeting minutes were accepted.

Kathy Corson led a discussion of the proposed timeline of events to take place during the 250 week. It was decided to extend the dates of the official 250 events from 1 week to 2 weeks: June 28<sup>th</sup>, 2026, to July 11, 2026. The reason is that many Exeter businesses are closed during the 4<sup>th</sup> week, many families go away for the 4<sup>th</sup> week, and the 250CC wanted to include some signature events along with promoting the 35<sup>th</sup> American Independence Festival to be held on July 11, 2026. Other reasons are that the proposed signature events may be less expensive if held outside of the 4<sup>th</sup> week and there may be more participation by the community. The proposed event template will be updated and refined at the next meeting.

The creation of a 250CC email is needed for correspondence with the community.

Joseph Stagnone will be given credit for creating the 250 logo on the 250 website.

A discussion ensued about the proposed 250 events and the budget for the events.

Monday June 27, 2026: The 250CC reconfirmed, EP&R will hold an OPENING EVENT for the 250 Week, "Black Hawk in the Park" at the Hampton Rd. field. This event is partially funded by EP&R. However, as it will be enlarged with more activities, an additional amount of \$5,000 will be needed to fund additional staff and overtime, porta potties, a band, etc. EP&R has these budget details.

The 250CC Clam Bake date catered by Fosters will be moved to after the 4<sup>th</sup>, potentially July 10<sup>th</sup>. The clambake will be paid for by tickets. Clambake may need a tent.

It was proposed to rent a tent for a span of 2-4 days, as shelter for several 250 events in case of high heat or inclement weather. An amount of 4,000 is estimated to be needed.

The 250 parade is proposed to take place on July 11<sup>th</sup>, the day of the Independence festival. Logistics were discussed. The parade could potentially start at the Seacoast School of Technology and end at Swasey Park. Potentially encouraging youth to decorate bicycles for the event. A line item of 15,000 is allocated for a parade.

Downtown Businesses would be encouraged to decorate their windows and perhaps hold an end of the season sale. At their stores, at Town Hall or under a rented tent at Swasey Park.

AIM and Exeter Fine Crafts are in talks to sponsor an artists event, where artists would submit their artistic renderings of a 250 theme, they would be on display, judged and be for sale. A commemorative poster is being discussed.

Julie Gilman reminded the CC that July 14<sup>th</sup> is Flag Day and an event on that day could be incorporated into the 250 schedule.

The Movie Night may be moved to another date. It is estimated to cost about 2,500 due to licensing fee, sound equipment, and free popcorn.

The 250CC wanted to allocate 1,000 to 2 Brass Band concerts for potentially funding free ice cream or popcorn for attendees.

Caroline from EP&R presented a draft rack card for use ASAP to publicize the Exeter 250 celebrations, with a tag line "Where Independence Happens" it was unanimously approved. Approximately \$84.00 for 250 at Vistaprint. Funded by the current 5,000 budget allotment.

Volunteer and Intern assistance were discussed. As volunteers would be needed to help staff the 250 events. Perhaps they would be termed "ambassadors" and apply for the positions and have special t-shirts. Recruiting, training, and managing the volunteers would be a big job. It was proposed to hire an Intern from UNH to manage the volunteers. An amount of \$10,000 may be needed to do this.

A banner is needed for the commission. One to hold or hang at events or placed throughout town. A banner may cost \$100+.

The budget for 2026 was estimated to be approximately \$39,000. This budget will be detailed and be presented to the Selectboard.

The meeting adjourned at 11:15am.

Submitted by Francoise Elise

Next meeting: August 5, 2025, 10am Wheelright Room, Town Offices

(EP&R: Exeter Parks and Recreation Department, EHS: Exeter Historical Society. EPL: Exeter Public Library, TEAM: Town Exeter Arts Music. AIM: American Independence Museum, DAR: Daughters of the American Revolution, Exeter Chapter.)



Town of Exeter Celebrates "America 250"		2025		2026	
Anniversary of the Signing of the Declaration of Independence					
REVENUE		ACTUAL	YTD	ACTUAL	YTD
Town Appropriation		\$ 5,000.00	\$ -	\$ -	\$ -
Grants		\$ -	\$ -	\$ -	\$ -
Fundraising		\$ -	\$ -	\$ -	\$ -
Gifts		\$ -	\$ -	\$ -	\$ -
Donations		\$ -	\$ -	\$ -	\$ -
Sponsorships		\$ -	\$ -	\$ -	\$ -
Sales of merchandise		\$ -	\$ -	\$ -	\$ -
Ticket Sales		\$ -	\$ -	\$ -	\$ -
Advertising revenue		\$ -	\$ -	\$ -	\$ -
TOTAL YEARLY REVENUE		\$ 5,000.00	\$ -	\$ -	\$ -
2025	EXPENSES	ACTUAL	YTD	ACTUAL	YTD
	PR MATERIALS	\$ 714.00	\$ -		
	COMMEMORATIVE POSTER	\$ -	\$ -		
	MERCHANDISE/SWAG				
2026					
31-Dec	FIREWORKS			\$ 10,000.00	
	Needs total funding				
SAT JUN 27	EP&R BLACKHAWK @ PLAYGROUND flag ceremony speech	\$ -	\$ -	\$ 5,000.00	\$ -
	Funded: EP&R Budget Item Needs partial funding :5,000				
Mon June 29	Special BRASS BAND CONCERT free ice cream/popcorn	\$ -	\$ -	\$ 1,000.00	\$ -
	Funded :tickets Needs partial funding 1,000				
Wed July 1	EP&R TEAM Tune & Fork concert	\$ -	\$ -		\$ -
	Funded Needs partial funding Needs total funding				
Thurs Jun 2	MOVIE NIGHT"1776" sing-a-long free POPCORN			\$ 2,700.00	
	Funded Needs partial funding Needs total funding				
Mon JULY 6	Special BRASS BAND CONCERT free ice cream popcorn	\$ -	\$ -	\$ 1,000.00	\$ -
	Funded Needs partial funding Needs total funding				
Wed JULY 8	EP&R TEAM Tune & Fork concert	\$ -	\$ -		\$ -
	Funded Needs partial funding X Needs total funding				
Thur JULY 9	EP&R Swasey Concert				
	Funded Needs partial funding X Needs total funding				
Wed JULY 9	Clam bake ticketed event	\$ -	\$ -		\$ -
	Funded Needs partial funding Needs total funding				
Sat July 11	Independence Day Festival		\$ -		\$ -
	Funded Needs partial funding Needs total funding				
SAT JULY 11	Parade	\$ -	\$ -	\$ 15,000.00	\$ -
	Funded Needs partial funding Needs total funding				
SAT JULY 11	Ice cream event				
	Funded Needs partial funding Needs total funding				
SAT JULY 11	field day events in park				
	Funded Needs partial funding Needs total funding				
SAT JULY 9	Concert	\$ -	\$ -	\$ -	\$ -
	Funded Needs partial funding Needs total funding				
SAT July9	FIREWORKS	\$ -	\$ -		\$ -
	Funded Needs partial funding Needs total funding				
	KAYAK/BOAT EVENT Rent or bring your own	\$			
	Funded Needs partial funding Needs total funding				
	EPL/EHS Exeter History Storyboard Walk to Powder House				
	Funded Needs partial funding Needs total funding				
	Sponsorship to American Independence Festival			\$ 5,000.00	\$
4 days	TENT			\$ 4,000.00	
Summer	INTERN	\$ -	\$ -	\$ 10,000.00	\$ -
	TOTAL YEARLY EXPENSES	\$ 714.00		\$ 53,700.00	\$ -
	TOTAL REVENUE	\$ 5,000.00		\$ -	\$ -
	OVERAGE/SURPLUS	\$ 4,286.00	\$ -	\$ (53,700.00)	\$ -

AIM=American Independence Museum \* EP&R= Exeter Parks and Rec \* EHS=Exeter Historical Society \* EPL= Exeter Public Library \* RET= RET Racial Equity Team \* TEAM= Town,Exeter.Arts.Music



## STARTER BUDGET

### INCOME

town appropriation	5000
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### EXPENSE

600 1/3 page (8 1/2 x 11) 1-sided flyers paper stock color (TC)	20
750 rack cards: card stock 2-sided (VP)	138
500 tri-fold brochure FC 8 1/2 x 11 (VP)	237
1 table runner: 24" x 28" w logo cloth 1 color (VP)	80
1 banner lg 4/10 1-sided grommets FC bound edge (VP)	180
1 banner sm: 2x5 1 sided grommets FC bound edge (VP)	38
300 stickers 25 sheets of 12 2"R FC COPY .15ps (TC)	21
table and chares ??? For table events?? Tent	
Commemorative poster	
250 buttons \$55	55

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<b>TOTAL EXPENSES</b>	<b>714</b>
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TC = Top Copy VP = Vista Print

Will explore other options such as Minuitman press

## **79E Extension Request – Mario Ponte Project**

# Memo

**To:** Exeter Select Board  
**From:** Darren Winham, Economic Development Director  
**Date** 8.6.25  
**Re:** 79-E request for extension

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Mario A. Ponte, Sr., Trustee of the Mario A. Ponte, Sr. Revocable Trust, owner of 85-87 Water Street, received from the Town of Exeter six (6) years of tax relief through the Community Revitalization Tax Relief Incentive (RSA 79-E). In his application, Mr. Ponte expected to spend \$2.4 million; his costs have risen and will likely end up closer to \$3 million. As part of receiving 79-E relief, Mr. Ponte, as all recipients do, needed to provide a Covenant to Protect Public Benefit (attached). In addition to requiring the project remain a public benefit for the term of the incentive, the document also dictates that "the contemplated tax relief shall be null and void if proposed work is not completed by August 31, 2025." Unfortunately, the project has run into a few issues that will force Mr. Ponte to take a little longer for completion. First, asbestos was found in parts of the property, including on the outside walls. This was not anticipated. Second, construction crews aren't as flexible as in years past as many are trying to squeeze in as much work as they can before the snow flies and just aren't as available and on site daily as was traditional. Finally, equipment and construction materials aren't always available when they're needed. Part of this is still supply chain issues that continue to plague many industries, most notably construction. The good news is that even with these delays, Mr. Ponte fully expects to be finished with the project in 2025. Therefore, Mr. Ponte is respectfully requesting an extension on his 79-E incentive until December 31, 2025.

I have enclosed: The Draft Covenant to Protect Public Benefit as agreed upon Mr. Ponte, signed August 1, 2024 and accepted by the Exeter Select Board on August 5, 2024

**TOWN OF EXETER, NH  
COVENANT TO PROTECT PUBLIC BENEFIT  
MARIO A. PONTE, SR., TRUSTEE OF THE MARIO A. PONTE, SR. REVOCABLE  
TRUST OF 85-87 WATER STREET, EXETER, NH**

**Per RSA 79E (Community Revitalization Tax Relief Incentive)**

**MARIO A. PONTE, SR., TRUSTEE OF THE MARIO A. PONTE SR. REVOCABLE TRUST** of 85-87 Water Street, Exeter, NH 03833 (hereinafter referred to as "GRANTOR"), owner of property situated at 85-87 Water Street, Exeter, NH and further identified as Town Tax Map 72, Lot 29 (hereinafter referred to as the "PROPERTY"), for itself and for its successors and assigns, for consideration of tax relief granted to GRANTOR by the **TOWN OF EXETER** with a principal address of 10 Front Street, Exeter, County of Rockingham, State of New Hampshire 03833 (the "GRANTEE") pursuant to the provisions of RSA 79-E, agree to the following Covenants imposed by the GRANTEE.

These covenants are made in exchange for 6 years of property tax relief (5 years as the GRANTEE has determined the property eligible as a "qualifying structure" per RSA 79-E:2, II and an additional 1 year as the GRANTEE has determined the property is located within and important to a locally designated historic district per RSA 79-E:5, III) granted with respect to the PROPERTY as a result of the substantial rehabilitation ("rehabilitation" or "redevelopment") of the PROPERTY to be accomplished by the GRANTOR in accordance with GRANTOR'S proposed redevelopment. The specific approved scope of work is detailed in the "**MARIO A. PONTE, SR., TRUSTEE OF THE MARIO A. PONTE SR. REVOCABLE TRUST** Community Revitalization Tax Relief Application (Per RSA 79-E)" approved by GRANTEE (by vote of the Exeter Board of Selectmen) on November 20, 2023 incorporated herewith and attached hereto (the "PROPOSAL" or the "APPLICATION").

These covenants are to protect the public benefit in accordance with the provisions of RSA 79-E for a term of 6 years beginning on April first of the first tax year commencing immediately after the completion of the redevelopment work. Notwithstanding the foregoing, the contemplated tax relief shall be null and void if the proposed redevelopment work is not completed by August 31, 2025.

All applicable provisions of RSA 79-E shall apply to these covenants.

The GRANTEE agrees that the PROPERTY, if substantially rehabilitated (or “redeveloped”) in accordance with GRANTOR’s proposal provides a demonstrated public benefit in accordance with the provisions of RSA 79-E:7 insomuch as the redevelopment of said PROPERTY:

- 1) Enhances the economic vitality of downtown Exeter (RSA 79-E:7, I); and
- 2) 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 (RSA 79-E:7, II); and
- 3) Promotes the preservation and reuse of existing building stock throughout Exeter 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 (RSA 79-E:7, II-a); and
- 4) Promotes development of Exeter’s municipal center, providing for efficiency, safety and a greater sense of community with RSA 9-B (RSA 79-E:7, III).

These covenants, which are hereby granted by the GRANTOR to the GRANTEE with respect to the above-described PROPERTY, and which shall commence simultaneously with the period of tax relief but shall continue for the duration of the 6-year tax relief period, are as follows:

#### **GRANTOR’S COVENANTS:**

**REDEVELOPMENT OF PROPERTY.** The Grantor agrees to redevelop the PROPERTY during the term described herein in accordance with GRANTOR’S proposal. The redevelopment contemplated by GRANTOR’S proposal shall be completed by the GRANTOR on or before August 31, 2025. All of the work detailed in GRANTOR’S proposal, to include any amendments approved by the Town thereto, must be completed in order for the tax relief to take effect. If only some of the work contemplated by GRANTOR’S proposal is completed prior to August 31, 2025, then the PROPERTY shall be fully assessed for the value of that work.

**MAINTENANCE AND USE OF THE PROPERTY.** The GRANTOR agrees to maintain, use and keep the structure in a condition that furthers the public benefits for which the tax relief was granted and accepted during the term of the tax relief under RSA 79-E:8. The GRANTOR agrees to continue to use the PROPERTY as described in the attached proposal. The use of the PROPERTY shall not be converted to a different use inconsistent with the description in the attached proposal.

**REQUIRED INSURANCE, USE OF INSURANCE PROCEEDS, AND TIMEFRAME TO REPLACE OR REMOVE DAMAGED PROPERTY.** The GRANTOR agrees and is required to obtain and maintain casualty insurance. The GRANTEE requires a lien against proceeds for any insurance claims to ensure proper restoration or demolition of any damaged structures and property. The GRANTEE further requires that the restoration or demolition

commence within one year following any insurance claim incident; otherwise the GRANTOR shall be subject to termination provisions set forth in RSA 79-E:9, I.

**RECORDING.** The GRANTEE shall record this covenant with the Rockingham County Registry of Deeds upon its execution. It shall be a burden upon the PROPERTY and bind all transferees and assignees of such PROPERTY. The GRANTOR will be solely responsible for payment of the recording fees.

**ASSESSMENT OF THE PROPERTY.** The GRANTEE agrees that the PROPERTY shall be assessed, during the term of the tax relief granted based on the pre-rehabilitation (or redevelopment) value or such other value utilized by the Assessor to address improvements not covered by RSA 79-E. If the terms of these covenants are not met, the property tax relief may be reduced or discontinued by the GRANTEE after the procedure outlined in RSA 79-E:9, I. In such case, the GRANTEE reserves the right to assess all property taxes on the PROPERTY to the GRANTOR, or its successors or assigns, as though no tax relief was granted, with interest in accordance with RSA 79-E:9, I and II. Provided that the GRANTOR complies with all the terms of these covenants, the property tax relief will commence upon the completion of the substantial rehabilitation, but in any event no later than August 31, 2025 and will end six (6) years from the commencement date.

**RELEASE, EXPIRATION, CONSIDERATION.**

- I. **RELEASE.** The GRANTOR may apply to the local governing body of the Town of Exeter for a release from the foregoing discretionary tax relief and associated covenant within the duration of the tax relief period of the RSA 79-E upon a demonstration of extreme personal hardship. Upon release from such covenants, the GRANTOR shall thereafter pay the full value assessment of the PROPERTY to the Tax Collector of the Town of Exeter.
- II. **EXPIRATION.** Upon final expiration of the terms of the tax relief the tax assessment will convert to the then full fair market value. Upon final expiration of the terms of this covenant, these covenants will be concluded.
- III. **CONSIDERATION.** The Tax Collector shall issue a summary receipt to the owner of such PROPERTY with a copy to the governing body of the Town of Exeter of the sums of tax relief accorded during the term of the tax relief described herein. The local governing body shall, upon receiving a copy of the above-mentioned consideration and upon the expiration of this covenant execute a release of the covenant to the GRANTOR and shall record such a release with the Rockingham County Registry of Deeds. A copy of such release or renewal shall also be sent to the local assessing official.
- IV. **MAINTENANCE OF STRUCTURE.** If, during the term of these covenants the GRANTOR shall fail to maintain and use the PROPERTY in conformity herewith or shall cause the PROPERTY to significantly deteriorate or be demolished or removed, the GRANTEE reserves the right to terminate the tax relief, which is the

subject of these covenants and may assess to the GRANTOR, its successors or assigns, all taxes as though no tax relief was granted, with interest, per RSA 79-E:9.

**ENFORCEMENT.** If a breach of this covenant is brought to the attention of the GRANTEE, the GRANTEE shall notify the GRANTOR, in writing of such breach, which notification shall articulate the nature of the breach and provide specific instructions regarding the required corrective action. GRANTEE's notice shall be delivered in hand or by certified mail, return receipt requested to the GRANTOR. The GRANTOR shall have a reasonable amount of time, but no less than thirty (30) days after receipt of such notice to undertake the required corrective actions, including restorations, which are reasonably calculated to cure the said breach and to notify the GRANTEE thereof.

If the GRANTOR fails to take such corrective action, the GRANTEE may undertake any actions that are reasonably necessary to cure such breach, and the cost thereof, including GRANTEE'S expenses, court costs and legal fees, shall be paid by the GRANTOR, provided the said GRANTOR is determined to be directly or indirectly responsible for the breach.

The GRANTOR, by accepting and recording these covenants to the GRANTEE agrees to be bound by and to observe and enforce the provisions hereof and assumes the rights and responsibilities herein provided for and incumbent upon the GRANTOR, all in furtherance of the purposes for which this tax relief and associated covenants is delivered.

WITNESS ITS HAND this 1<sup>st</sup> day of August, 2024.

**GRANTEE: MARIO A. PONTE, SR.  
REVOCABLE TRUST**

Pamela A. McElroy  
Witness

By: Mario A. Ponte, Sr. Trustee  
Mario A. Ponte, Sr., Trustee

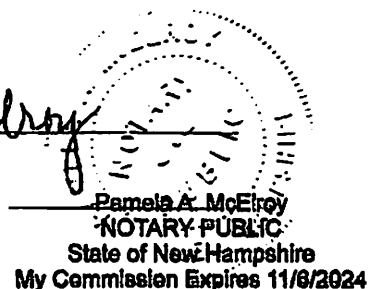
STATE OF NEW HAMPSHIRE  
COUNTY OF ROCKINGHAM

August 1, 2024

Personally appeared **MARIO A. PONTE, SR., TRUSTEE OF THE MARIO A. PONTE, SR. REVOCABLE TRUST**, know to me or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes contained therein on behalf of said Trust.

Before me,

Pamela A. McElroy  
Notary Public  
My Commission Expires: \_\_\_\_\_

  
Pamela A. McElroy  
NOTARY PUBLIC  
State of New Hampshire  
My Commission Expires 11/6/2024

ACCEPTED this 5<sup>th</sup> day of August, 2024 by the Town of Exeter

TOWN OF EXETER

10 Front Street

Exeter, NH 03833

By: \_\_\_\_\_

Chairman, Exeter Board of Selectmen

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_



## **E911 Recommendations for Street Names & Street Addressing**



# TOWN OF EXETER

## Planning and Building Department

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

[www.exeternh.gov](http://www.exeternh.gov)

**Date:** August 7, 2025  
**To:** Melissa Roy, Ass't. Town Manager  
**From:** Doug Eastman, Building Inspector/Chairman E911  
**Re:** E 911 Recommendations for Street Names & Street Addressing

I'm writing this memorandum after the E911 Committee voted, at its May 8<sup>th</sup>, 2025 (and March 4, 2025) meetings (see minutes attached) to recommend a new street name for a new private right-of-way being created off of Patricia Avenue for an approved two-lot subdivision on the I.S. Realty Trust property, Tax Map Parcel #104-71.

The recommendation action is outlined below with a brief description of why the decision was made. I have enclosed a map which illustrates the recommendation.

**Recommendation:** To name the newly created private right-of-way (ROW) providing access to a two-lot subdivision off of Patricia Avenue as "Dragonfly Lane", and to number the proposed dwelling(s) accordingly in compliance with Chapter 14 of the Town Ordinance, as depicted on the attached map dated 06/11/24.

**Analysis:** This is not a name change but assignment of a name for a newly created private right-of-way (ROW) providing access to a new two-lot subdivision off of Patricia Avenue. The name, "Dragonfly Lane" was proposed by the property owner and the proposed name meets the Town ordinance criteria. Please note that the E911 Committee determined it would not be appropriate for the private ROW to become an extension of Patricia Avenue.

The E911 Committee is advisory and only the Select Board can approve new street names and change street names. In accordance with Chapter 14 of the Town Ordinance, I am requesting that this matter be placed on the Select Board's August 11<sup>th</sup>, 2025 meeting agenda for consideration and approval, if deemed appropriate.

Thank you.

Enclosure – 3

cc: Jason Fritz, Deputy Fire Chief







units in the park and propose appropriate changes, if necessary, however, given light of the earlier conversation, the issue will be revisited at another time.

### **3. Election of Chairman and Vice-Chairman**

*Josh McCain moved to continue with the same slate of officers, Doug Eastman as Chair and Jason Fritz as Vice Chair, for the upcoming year; motion was seconded. VOTE: Unanimous.*

### **4. Approval of Minutes: March 4, 2025**

*Jason Fritz moved to approve the minutes of the March 4, 2025 meeting, as written; second by Josh McCain. VOTE: Unanimous.*

### **5. Other Business**

- **I.S. Realty Trust – New private ROW name (2-lot subdivision at end of Patricia Avenue)**

At the last meeting, the Committee voted to recommend to the Select Board that the private right-of-way accessing Tax Map Parcel #104-71 be named “Dragonfly Lane”, as requested by the property owner, and it be numbered accordingly with the condition that the name is found to be acceptable after reviewing the current street names for Brentwood & Kensington. Mr. Sharples noted that the name was acceptable; the Committee’s recommendation will be scheduled for final approval at the next available Select Board meeting.

- Jason Fritz suggested taking the summer months (June, July & August) off and only meeting if something should arise that needs immediate attention; the Committee concurred.

*There being no further business to be addressed, Jason Fritz moved to adjourn; seconded by Doug Eastman. VOTE: Unanimous. The meeting was adjourned at 10:00 A.M.*

Respectfully submitted,

Barbara S. McEvoy  
Deputy Code Enforcement Officer  
Planning & Building Department



EXETER E-911 COMMITTEE

MINUTES

March 4, 2025

Building Inspector/Code Enforcement Officer Doug Eastman called the meeting to order at 9:00 A.M. on the above date in the Nowak Room at the Exeter Town Office.

PRESENT: Building Inspector/Code Enforcement Officer Doug Eastman, Deputy Fire Chief Jason Fritz, Deputy Police Chief Josh McCain, and Town Planner Dave Sharples. Pam McElroy, Senior Executive Assistant was present on behalf of Town Manager Russ Dean.

### 1. Meeting Place Drive

Jason Fritz had previously spoken with the Committee regarding the process moving forward on the Committee's recommendation to the Select Board to change the street addresses of the buildings on **Meeting Place Drive**. He indicated that Pam McElroy was present (on behalf of the Town Manager's office) to discuss the proposed timeline in which the Select Board will address the issue. Noting that the Select Board meeting to discuss this issue was to be scheduled after the March Town meeting vote on March 11, 2025, she indicated that the next Select Board meeting was scheduled for March 17<sup>th</sup> and the Board would be confirming the date for the public hearing at that meeting. She noted that it would most likely be scheduled for the April 14<sup>th</sup> meeting, but would keep the Committee informed. It was noted that once the Select Board meeting has been confirmed, certified letters with notice of the Select Board meeting (date, time and place) would be sent to Avesta Housing, the Meredith Village Savings Bank and the owner of the property on which the bank is located. The letters are to be mailed in a timely manner, giving a minimum of 14 days notice prior to the Select Board meeting. It was suggested that the letter include language referring to the commitment made by Avesta that they would share the letter from the Committee with all of its residents.

Ms. McElroy excused herself at this time as she had no other business to discuss.

### 2. I. S. Realty Trust – Subdivision at end of Patricia Ave. – Private ROW name

At the last meeting, Doug Eastman recalled that in the last correspondence with Ian Winter (property owner) in November, 2024, Mr. Winter had proposed three street names; Dragonfly Lane, Sandal Street or Sandalwood Way and Flip Flop Way. The two options with "Sand" were rejected as the Town currently has a Sandstone Way and Amberwood Drive; and Flip Flop Way was not considered acceptable. Dave Sharples had offered to vet the options for "Dragonfly Lane" by checking the current street names in Brentwood & Kensington. He indicated that he will follow-up by calling the towns to see if any new streets have been developed in either town, as his street listing information is outdated. He suggested that the Committee move forward with their recommendation to the Select Board with that condition. ***A motion was made and seconded to recommend to the Select Board that the private right-of-way accessing Tax Map Parcel #104-71 be named "Dragonfly Lane", as requested by the property owner, and numbered accordingly with the condition that it is found to be acceptable after reviewing the current street names for Brentwood & Kensington. VOTE: Unanimous.***

### 3. Approval of Minutes: February 4, 2025

***Dave Sharples moved to approve the minutes of the February 4, 2025 meeting, as written; second by Josh McCain. VOTE: Unanimous.***

## **Tax Abatements, Veteran's Credits & Exemptions**

## List for Select Board meeting August 11, 2025

[illegible]



## **Permits & Approvals**

## **Town Manager Report**

## **Select Board Committee Reports**

## Correspondence



## TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 777-1514

[www.exeternh.gov](http://www.exeternh.gov)

August 5, 2025

Carol Waller  
1 Shady Lane  
Exeter, N.H. 03833

Dear Carol:

Please allow this letter to serve as acknowledgement and response to your letter to the Select Board which was postmarked July 18, 2025.

By way of history, after Governor Sununu issued an Emergency Order in the Spring of 2020 in response to the Covid-19 pandemic, the Select Board utilized their authority under the Emergency Order to close Swasey Parkway to vehicular traffic to offer safe outdoor green space for social distancing. When the Emergency Order was lifted by Governor Sununu in 2021, the Select Board re-opened the roadway to one-way traffic. There was increased interest in pursuing a way to close the roadway permanently from people in the community. However, there was understandable resistance from others who worried that people with mobility issues would not have access to the Parkway. As a compromise, the Select Board crafted a Warrant Article (Warrant Article 33), which the Select Board recommended 4-0, to allow the voters the opportunity to decide next steps regarding the roadway in Swasey Parkway.

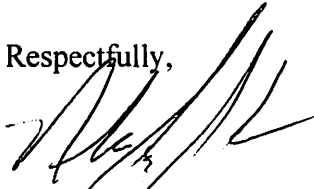
Article 33: "Shall the Town vote, subject to the Town obtaining approval from both the Rockingham County Probate Court and the N.H. Division of Charitable Trusts, to close and discontinue Swasey Parkway as a public roadway from Water Street to the Pavillion, while still allowing traffic to enter from Newfields Road to park and turn around. This action, if approved by the voters, will be conditioned on the following: a.) retaining the paved surface in the discontinued portion for the use of pedestrians, non-motorized vehicles, maintenance vehicles, and emergency vehicles; b.) the northerly portion of the roadway shall remain a Class V highway." Warrant Article 33 passed 1819-1083 at the March, 2022 Town Election.

After the election, both the N.H. Division of Charitable Trusts and the Rockingham County Probate Court approved the discontinuance of the portion of the roadway pursuant to the language in Warrant Article 33. However, next steps were delayed until late in 2024 due to the entire roadway closing because of significant work that was required as part of an extensive project to install two twelve" siphons from Jady Hill to the Main Pump Station.

Upon completion of the siphon project, Town of Exeter DPW, the Swasey Park Trustees, and the Select Board met in September, 2024 to discuss a turnaround proposal and design. The project would be paid for grant and other state funding and did not require any taxpayer dollars. Further, the minimal green space used for the paving was not ideal green space, and, in fact, the paving of the small area improved drainage. Finally, the turnaround played a role in the Town receiving approval for a Coastal Resiliency Study grant. Both the Trustees and the Select Board approved the proposal, and the turnaround was completed by December, 2024.

I hope that this satisfies your inquiry. On behalf of the Select Board, we appreciate you reaching out to us. Please feel free to contact us with any additional comments or questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'Niko Papakonstantis', written over a horizontal line.

Niko Papakonstantis  
Town of Exeter Select Board, Chair

I Shady Lane  
Exeter, N.H.  
03833

MANCHESTER NH 030  
18 JUL 2025 AM 3 L



Exeter Town Mgr.  
& Selectman

Exeter, N.H.  
03833

To The Manager & Select  
Board of Exeter, N.H.

I am writing to ask  
you to answer my question.  
I very much enjoyed going  
to the River. It seems it is  
closed so (especially seniors) can  
no longer drive to the  
enjoyable part of the  
River. I'm not sure

One of the few  
things that's free!

Why!! I have tried the other  
entrance - the parking lot behind  
the stores. Not good. I'm sure  
you must not have thought  
of the people who (very much)  
enjoyed the nice part of the  
river. I am asking you to return  
it to the people who enjoyed it  
as West no longer is.

I would like you to answer  
this in our local paper.  
Very Sincerely, <sup>EX-11</sup> Carol Wallis Resident





Melissa Roy <mroy@exeternh.gov>

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## Re: Exeter Train Station

Niko Papakonstantis <npapakonstantis@exeternh.gov>

Tue, Aug 5, 2025 at 2:49 PM

To: Bob Hall <hallland@comcast.net>

Cc: jgilman@exeternh.gov, Melissa Roy <mroy@exeternh.gov>

Greetings Bob,

Thank you for your email. Your anger, frustration, and disappointment are duly noted.

i was also surprised to learn that this installation had proceeded. I will be following up with DPW and the Assistant Town Manager with the expectation that we can uncover how this went down.

Separately, I share your enthusiasm for improving the station and recognize your patience. We will continue to seek a balance as to what commitments we can make during these challenging budget years.

Thank you again for reaching out.

Niko

[Quoted text hidden]



Melissa Roy <mroy@exeternh.gov>

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## Fwd: Exeter Train Station

Stephen Cronin <scronin@exeternh.gov>  
To: Melissa Roy <mroy@exeternh.gov>

Tue, Aug 5, 2025 at 11:52 AM

FYI  
Sent from my iPhone

Begin forwarded message:

**From:** Stephen Cronin <scronin@exeternh.gov>  
**Date:** August 5, 2025 at 11:48:07 AM EDT  
**To:** Jay Perkins <jperkins@exeternh.gov>  
**Subject:** Fw: Exeter Train Station

FYI

**Stephen Cronin, Director**  
Town of Exeter Public Works  
13 Newfields Road  
Exeter, NH 03833  
(603) 773-6161  
[www.exeternh.gov/publicworks](http://www.exeternh.gov/publicworks)

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**From:** Bob Hall <hallland@comcast.net>  
**Sent:** Tuesday, August 5, 2025 11:42 AM  
**To:** Daniel W. Chartrand <dchartra@rcn.com>; Enna Grazier <enna@ennachocolate.com>; KENNETH L. BERRY <kenlberry@comcast.net>; Stephen Cronin <scronin@exeternh.gov>; Jennifer Wheeler <jennifer@exeterarea.org>; Darren Winham <dwinham@exeternh.gov>; Greg Bisson <Gbisson@exeternh.gov>; Jonathan Ring <jonathanring9@gmail.com>; Doug Eastman <deastman@exeternh.gov>  
**Subject:** Fwd: Exeter Train Station

Sent from my iPhone

Begin forwarded message:

**From:** Bob Hall <hallland@comcast.net>  
**Date:** August 5, 2025 at 10:03:20 AM EDT  
**To:** npapakonstantis@exeternh.gov, jgilman@exeternh.gov  
**Subject:** Exeter Train Station

Good Morning,

I am messaging after a very disappointing and pretty much dismissive find at the station last evening. As you both know Don and I have long been advocates for what the train station does and more import Could Be for the Town of Exeter.

We have both met monthly for years advocating the Best for Exeter as the Downeaster Service has grown over those years. Improvements well known have been requested over and over again but still we wait!

For TWO Years I have been advocating for the town to take advantage of 80/20 federal/local State of Good Repair Money offered to Exeter by NNEPRA to All station stops communities but excuse after excuse, delay after delay. I believe we are still waiting for the town to submit paperwork Don and I fill out ourselves months ago!

Anyways back to last night I come over to cover the 6:30 train and find a string of very tall telephone polls have been installed on Town (Station) Property Absolutely NO MENTION of this at any of our meetings and to have wires strung across parked cars is not very welcoming for Exeter!

How does the installation of these poles fit into future growth of the train station in Exeter?

For me this is a personal slap in the face for over 40 years of involvement with the Downeaster and pretty much tells PLAN all you want but we are going to do it our way.

I am not against a new business in town. I'm stand for long time promises and respect for those that volunteer their time for Exeter today and into the future.



Pam McElroy <pmcelroy@exeternh.gov>

## Town transparency, raw data, Exeter housing stock

1 message

David Kovar <dkovar@gmail.com>

Tue, Jul 29, 2025 at 1:21 PM

To: selectboard@exeternh.gov, Robert Glowacky <rglowacky@exeternh.gov>, Pam McElroy <pmcelroy@exeternh.gov>

Good afternoon,

A summary:

The number and types of housing in Exeter underpins many issues facing the Town, including taxes, budget, welfare, public safety and transportation to name a few.

In an effort to inform myself prior to forming and sharing an opinion on Exeter's housing I tried to find the raw data required to perform basic analysis and was unable to do so. This suggests that there is a form of lack of government transparency via the lack of available data. This, in turn, leads to challenges when trying to have informed conversations and that, in turn, to challenges making well informed decisions.

Details:

This is going to:

- 1) Select Board - ultimately responsible
- 2) Communications Committee - this is an example of the need for better communications on the part of the Town
- 3) Housing Advisory - this information may assist the Housing Advisory Committee with their work.

----

I suspect that the trend towards approving large condo development projects is changing the demographics of the Town and possibly will result in increasing disenfranchisement of certain types of residents.

To explore this I wanted to know how Exeter's housing stock changed over the last 10 years. I sought raw data, i.e., CSV or Excel, rather than already analyzed data in report form. I sought data describing containing the following characteristics:

Land, type of dwelling, age, number of bedrooms etc, use (rental, owner occupied, ADU, etc)

For existing stock, I went to the assessor's office. The only data they can provide is a yearly report sent to the state. This lacks the fine grained detail required to ask questions of the data.

For new stock, I went to the planning board for a yearly summary of what was approved and denied. I was advised to read the meeting minutes for each year. Again, not a good form for analysis.

My tactical, in the moment, ask is to see if this data can be made available via some source unavailable to me. I can get some of it via the data services underlying Zillow but that will cost me a monthly fee. The planning board data I might be able to feed into an AI to summarize.

But, to the transparency point, residents who are interested in understanding Town housing stock shouldn't need to go to these lengths to get data that the Town can produce on a regular basis -if that is required-.

And that goes to the strategic point - can we collectively set the Town on a path towards a communications plan for the Town, each department, and each committee so that we are communicating in a standardized and structured way? If so, I strongly believe this will increase resident engagement, transparency, and informed decision making.

Regards,

-David





Pam McElroy <pmcelroy@exeternh.gov>

## NHMA Guidance on HB 428 and SB 188, Relative to the State Building Code

1 message

NHMA <info@nhmunicipal.org>

Tue, Aug 5, 2025 at 9:03 AM

To: Pam McElroy <pmcelroy@exeternh.gov>



## NHMA Guidance on HB 428 and SB 188, Relative to the State Building Code

NHMA has posted a guidance document for municipalities regarding [HB 428](#) and [SB 188](#), relative to the state building code. (Please make sure you look at the Chaptered Final Version of the bills.)

This guidance has been prepared jointly by the New Hampshire Building Officials Association (NHBOA) and NHMA.

In addition, NHMA previously issued guidance on:

- [HB 577](#), an expansion of existing statutes related to accessory dwelling units (ADUs).
- [HB 511](#) and [SB 62](#) regarding changes in law relative to “sanctuary cities.”
- [HB 631](#), [SB 284](#), [HB 457](#), [SB 283](#), [SB 282](#), [SB 281](#), [HB 296](#), [HB 92](#), and [HB 413](#), regarding changes to zoning, planning, and land use statutes.
- [SB 230](#), relative to the adoption of public health ordinances by municipalities.

**All guidance documents are [available here](#).**

We hope that this information is helpful. Please stay tuned for additional guidance documents on town meeting, budgeting, and election laws, and look out for a complete list of legislative changes affecting cities and towns when our *Final Legislative Bulletin* is published later this month.

Members with specific questions about the application of these and other statutes may be directed to NHMA Legal Services at [legalinquiries@nhmunicipal.org](mailto:legalinquiries@nhmunicipal.org) or 603-224-7447.

## In Case You Missed It ...

The governor on August 1 vetoed a pair of bills affecting municipal government:

- [SB 213](#), creating a misdemeanor-level offense for public employees who “electioneer,” as newly defined in the bill. This was a priority bill opposed by NHMA that would have had a chilling effect on informed public discourse and the veto represents a big win for cities and towns. **We asked you to reach out to the governor to veto this bill and your efforts were rewarded! Thank you.**



- **HB 613**, enabling towns and cities to opt out of deploying accessible voting machines under certain circumstances.

Sincerely,  
NHMA

New Hampshire Municipal Association  
25 Triangle Park Drive  
Concord, NH 03301  
603.224.7447



## **Review Board Calendar**

## **Non-Public Session**