

## **SELECT BOARD MEETING**

**Monday, February 17, 2026**

**6:00 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/81501426355>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 815 0142 6355

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. Board Interview
  - a. Zoning Board of Adjustment – Adam Carter 6:50 pm
4. Public Comment
5. Approval of Minutes
  - a. Regular Meeting: February 2, 2026
6. Appointments/Resignations
7. Discussion/Action Items
  - a. Public Hearing - Creation of Exeter Public Library Infrastructure Expendable Trust Fund
  - b. ADA Funding Request – Library Changing Table – Julia Lanter, Public Library Director
  - c. Exeter Country Club (ECC) Discretionary Easement – Marc Carboneau, President ECC
  - d. Front Street/Linden Street/Pine Street Roundabout Update – Greg Bakos, VHB; Steve Cronin, Public Works Director
8. Tax Abatements, Veterans Credits & Exemptions
9. Permits & Approvals
  - a. Pairpoint Park Donation Acceptance
  - b. Transportation Funding – TASC, RNMOW
10. Town Manager's Report
11. Select Board Committee Report
12. Correspondence
13. Review Board Calendar
14. Non-Public Session
15. Adjournment

**Niko Papakonstantis, Chair**

**Select Board**

**Posted 2/13/26 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**

## **Board Interviews**



## Town of Exeter

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

Tues. 2/17/20 6:50pm  
CONFIRMED

### Statement of Interest Boards and Committee Membership

Committee Selection: Zoning Board of Adjustment

New

Re-Appointment

Regular

Alternate

Name: Adam Carter Email: carterarc1@gmail.com

Address: 2 Blackfor Drive, Exeter, NH 03833 Phone: 603-583-3230

Registered Voter: Yes  No

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

I am interested in serving the Exeter community on a board where my experience can add meaningful value. Over the past 25 years, I have participated in thousands of real estate transactions totalling more than \$30 billion in value, serving in roles that include investment banker, head of finance for development firms, financial analyst, and property owner. This background has provided me with a broad, practical understanding of real estate, land use, and development from multiple perspectives. I believe this experience would allow me to contribute thoughtfully and responsibly to the work of the zoning board of adjustment.

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

Serving as an alternate would also provide an opportunity to become fully familiar with the Board's responsibilities, procedures, and the Towns regulatory process, enabling me to be effective participant when called upon.

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

After submitting this application for appointment to the Town Manager:

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

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

Signature: 

Date: 1/30/2026

To be completed by Select Board upon appointment:

Date Appointed: \_\_\_\_\_ Term Ending: \_\_\_\_\_ Full: \_\_\_\_\_ Alternate: \_\_\_\_\_

## **Public Comment**

## **Approval of Minutes**

Select Board Meeting  
Monday February 2, 2026  
6:40 PM  
Nowak Room, Town Offices  
Draft Minutes

## 1. Call Meeting to Order

8 Members present: Chair Niko Papakonstantis, Clerk Nancy Belanger, Julie Gilman, Dan  
9 Chartrand, and Interim Town Manager Melissa Roy were present at this meeting. Vice-Chair  
10 Molly Cowan was absent. The meeting was called to order by Mr. Papakonstantis at 6:40 PM.

## 2. Non-Public Session

13 **MOTION:** Ms. Belanger moved to enter into non-public session under RSA 91-A3II(I). Ms.  
14 Gilman seconded. In a roll call vote, the motion passed 4-0 and the meeting entered non-public  
15 at 6:40 PM.

The Board reconvened in the Nowak Room at 7 PM.

### 3. Proclamations/Recognitions

a. Police Department Awards

Police Chief Stephan Poulin recognized School Resource Officer Rya Khan and Lieutenant Devin West for their recent awards.

#### 4. Public Comment

a. There was no public comment at this time.

## 5. Approval of Minutes

a. Regular Meeting: January 20, 2026

29 **MOTION:** Ms. Belanger moved to approve the minutes of January 20, 2026 as presented. Ms.  
30 Gilman seconded. The motion passed 4-0.

## 6. Appointments

a. **Housing Authority Appointment**

Mr. Papakonstantis said there were two good candidates for this position.

Ms. Belanger said Kevin Fleming was our first applicant and isn't currently on another Board, whereas Megan Spencer is.

37 **MOTION:** Ms. Belanger moved to appoint Kevin Fleming to the Exeter Housing Authority as a  
38 full member, term to expire April 30, 2026. Mr. Chartrand seconded. The motion passed 4-0.

## 7. Discussion/Action Items

a. Deliberative Session Review -

Town Moderator Kate Miller was present to give a recap of the Deliberative Session. Attorney Miller said we had about 100 voters in attendance, which is about what's expected. The tone was respectful and engaged, with good

45 questions. There were questions about the changes to the Veteran's Tax Credit,  
46 but that's happening across New Hampshire because of a change in the law. The  
47 Supervisors of the Checklist used the electronic poll pads to check in voters,  
48 which sped up the process. The Select Board, Town staff, and Budget  
49 Committee worked hard to trim the budget prior to the Deliberative Session. The  
50 interim Town Manager did an excellent job of presenting things, without any  
51 technical glitches. Finance Director Corey Stevens also did a good job supporting  
52 her.

53 Mr. Chartrand thanked Public Works Director Stephen Cronin for  
54 addressing the bond articles for the water projects and the street sweeper.

55 Mr. Papakonstantis thanked Ms. Miller and asked her to come back to a  
56 Select Board meeting prior to the election.

57

58 b. Exeter Country Club (ECC) Discretionary Easement

59 ECC President Marc Carboneau and Attorney Chris Hilson of  
60 O'Donoghue, Tucker, and Ciandella were present to discuss this request, as well  
61 as Laura Spector-Morgan from Mitchell Municipal Group who was representing  
62 the Town of Exeter.

63 Attorney Hilson said the Country Club was created in 1889 and is a public  
64 golf course. The leadership has striven to keep membership fees down and the  
65 greens fees as low as possible. Only 40% of the revenue is from the members;  
66 60% is from the community. There's a conservation easement on a large portion  
67 of the course, at the upper end. There is also a discretionary easement per RSA  
68 79E on the lower end of the course. The remainder of the course and the  
69 clubhouse are subject to ad valorum taxation. The clubhouse was built in the  
70 1950s and needs to be replaced or upgraded. The club can't afford to do it  
71 through conventional debt in order to keep the greens fees low. The plan is to  
72 sell a portion and use the revenue to renovate the clubhouse. Under 79E, you  
73 need 10 acres to be eligible. If we sell the portion, it will leave 7 acres. This land  
74 still meets the 79E criteria of being for the public benefit because the course is  
75 public. We are looking to "stack the easements" to bring the remaining portion  
76 above 10 acres. There's nothing that says the easement can't be on already  
77 encumbered land. There's already an additional Town easement on the land  
78 currently part of the discretionary easement. This would allow the club to sell the  
79 land and use the proceeds to restore the clubhouse, without taking on obligations  
80 that would make the fees beyond the ability of public members to pay. The  
81 easement expires March 31 and has to be renewed, so there needs to be a  
82 decision on this. The renewal is for a minimum of 10 years, but it could be longer.  
83 If the Board were to grant the easement, you could remove it upon finding a  
84 hardship, but there's a penalty associated with that.

85 Mr. Chartrand asked if the discretionary easement has to be contiguous.  
86 Attorney Spector-Morgan said the definition of golf course is a parcel of 10 acres  
87 or more of land used in the playing of golf; it does not say "contiguous." Mr.  
88 Chartrand asked if the developer would accept 7 acres instead of 10. Mr.

Carboneau said they're looking to put in between 9 and 11 homes. It's possible we could end up selling less acreage if they don't need it for density reasons. We would like to maintain an easement to the third tee box, as it's our only par 5 and losing it would change the whole rating of the course. Mr. Papakonstantis asked if they have an interested developer. Mr. Carboneau said yes, we're finalizing a purchase and sale.

Ms. Belanger said she would like to keep the conservation land out of this deal if possible. Since it doesn't have to be contiguous, is there another three acres somewhere that we can use to compensate? Attorney Hilson said the entire north area of the course has already been eased. There's no more land to submit. The conservation easement could be expanded into the land that's currently a discretionary easement, but that would entail developing land that's currently conserved. In Hampton, we have to make a lot line adjustment in conservation land, and the Department of Charitable Trusts is getting involved as they feel they have jurisdiction. Submitting a new portion to the conservation easement would be reducing the flexibility that the ECC has, which we'd like to avoid. Ms. Belanger asked where else they could find the other three acres, and Attorney Hilson and Mr. Carbonneau said there are none. Ms. Belanger said she's not comfortable with stacking three acres that are already in conservation. Mr. Carbonneau said the conservation land would have to remain a golf course. You wouldn't want to bring the conservation land right up to the line of the clubhouse in case you ever wanted to extend it or build something.

Attorney Spector-Morgan said she met with Attorney Hilson and Mr. Chartrand [she later clarified that she meant Mr. Carboneau] and they had an alternative idea. The benefit you get with the discretionary easement that you don't get with the conservation easement is that this has to remain a public golf course. If you're stacking with three acres, why not stack with the entire golf course, and ensuring that the whole course remains public for the next ten years? Mr. Chartrand asked if that's ok, and Attorney Spector-Morgan said it's legal. The conservation easement requires that it remains open space and open to public recreation, but does not require that it remain a public golf course. Mr. Carboneau said conceptually we're ok with that, but we're still getting legal advice and haven't voted on it. It would allow us to continue running as a golf course, which is the #1 goal. Mr. Chartrand said he thinks the Jady Hill Neighborhood would appreciate it continuing as a public golf course. He is a neighbor, and a delighted neighbor. There's sledding and cross-country skiing on the course in the winter. They're open to people walking their dogs in the winter. They're a great neighbor. Putting that second layer of easement on almost the entire course will win some points with the neighbors and the Land Use Boards.

Ms. Belanger asked if they would consider a term longer than ten years. Attorney Hilson said he would recommend a longer term, but he wouldn't recommend it in perpetuity. Ms. Belanger asked them to bring back to the next meeting what term they would consider.

132 Ms. Gilman said she wanted to clarify that this is related to RSA 79C, not  
133 79E. We repealed 79E so she didn't want to confuse folks at home.

134 Mr. Papakonstantis asked when the next ECC Board meeting is, and Mr.  
135 Carboneau said on Monday. Mr. Papakonstantis asked them to come back on  
136 Tuesday February 17th. Attorney Spector-Morgan said she could not be present,  
137 and Ms. Belanger asked if she could confer with Mr. Carboneau following their  
138 Board meeting.

139 Ms. Belanger said if this comes before the Planning Board, she would  
140 recuse herself there, as she's part of this conversation at the Select Board.  
141

142 c. Water/Sewer Capacity Request and Proposed Funding Partnership for High  
143 Street Sewer Improvements - Lindt/Sprungli

144 Public Works Director Stephen Cronin, Water/Sewer Advisory Board  
145 Chair Bob Kelley, Lindt Director of Environment, Health, and Safety Melanie  
146 Peyeur, Lindt VP of Operations Giovanna Maurer, and Mark Stevens, the  
147 Manager of the Stratham Industrial Park, were present to discuss this proposal.

148 Mr. Cronin said Lindt has been a water/sewer customer of the Town since  
149 1988, and over time their growth has put them up against the industrial park's  
150 sewer capacity limitations of 75,000 gallons per day. Lindt jointly funded a sewer  
151 capacity study with the Town; addressing those defects found was the reason we  
152 brought forward the High Street Cross-Country Sewer Project in the CIP. Lindt is  
153 proposing a funding partnership that would advance those improvements.

154 Ms. Peyeur gave a presentation about Lindt. They have been a  
155 water/sewer customer since 1988 and have had a discharge permit since 2010.  
156 They rely on water to clean [chocolate] molds and tanks as well as to cool their  
157 buildings. Their discharge is limited not only by the permit but also by the park-  
158 wide capacity of 75,000 gallons per day. Although the park remains within the  
159 limit, Lindt has outgrown its allocation. In 2020, Lindt funded a study with  
160 Underwood Engineers that identified hydrologic constraints on Hampton Road  
161 and High Street which have prevented the allocation of additional capacity to the  
162 industrial park. Completing the High Street Bridge portion of the improvement  
163 plan would unlock additional capacity. Lindt is prepared to invest \$1.8M to  
164 complete this work. This increase would support Lindt through the maximum  
165 production level expected at this facility.

166 Mr. Chartrand said Lindt has 1,300 employees; what would that go up to  
167 with further expansion? Ms. Peyeur said we don't anticipate an increase. Ms.  
168 Maurer said there would be additional headcount, because there could be  
169 additional lines with this significant increase in capacity.

170 Mr. Kelley said Lindt came to the Water/Sewer Advisory Committee  
171 meeting in September of last year. There were some legalities to work out so we  
172 didn't vote, but they came again in January 2026 and we voted 4-0 to support  
173 this project. This is a singular agreement for a very special case, and should not  
174 be construed as a precedent for development. This would allow us to partially  
175 fund a project on the CIP that has been deferred for a number of years.

176 Ms. Gilman asked if she should recuse herself, since she lives on High  
177 Street. Mr. Papakonstantis said he doesn't think there's a conflict of interest.  
178 **MOTION:** Ms. Belanger moved to approve Lindt USA's Water/Sewer capacity request and the  
179 proposed funding partnership with Stratham Industrial Park for the High Street Sewer  
180 Improvement Project, and further to authorize Town Staff to finalize the agreement documents.  
181 Mr. Chartrand seconded. The motion passed 4-0.

182  
183 d. Great Bay Estuary Intermunicipal Agreement - Stephen Cronin, Public Works  
184 Director

185 Mr. Cronin said we are looking to renew our agreement with the Municipal  
186 Alliance for Adaptive Management (MAAM). They were formed in 2021 in  
187 response to the EPA Great Bay general total nitrogen permit. This allowed for a  
188 regional management approach rather than requiring individual facility upgrades.  
189 This amendment would extend the agreement term through June 30, 2031.

190 Ms. Belanger said on page 3, there's one paragraph where they redacted  
191 "no more than \$500,000." What is the reason for that? Mr. Cronin said the costs  
192 vary from year to year depending on grant funding. In the past two years, we've  
193 exceeded the \$500,000; collectively it was \$642,000 in 2025 and we're projecting  
194 \$652,000 in 2026. The permit expires in February but they are extending it  
195 administratively so we don't expect new regulation in the short term, but when it  
196 is renewed there may be new requirements so that dollar figure will rise. Each  
197 town pays a portion of that based on their permitted wastewater treatment plant  
198 flow. In 2026, we would pay roughly \$89,000.

199 **MOTION:** Ms. Belanger moved to approve the amendment to renew and update the  
200 Intermunicipal Agreement for development of an adaptive water quality management plan for  
201 Great Bay Estuary and to further authorize the interim Town Manager or their Designee to sign  
202 the amendment. Ms. Gilman seconded. The motion passed 4-0.

203  
204 Mr. Papakonstantis thanked the Public Works Department for their work  
205 during the recent snowstorm.

206  
207 e. 79E Extension - Mario Ponte

208 Economic Development Director Darren Winham and property owner  
209 Mario Ponte were present for this discussion item.

210 Ms. Belanger recused herself from this discussion and vote.

211 Mr. Chartrand apologized to Mr. Ponte for a statement he made at the  
212 last meeting that was incorrect.

213 Mr. Winham said at the previous meeting, we were asking for an  
214 extension on 79E because Mr. Ponte was given six years but the construction  
215 project has gone long. He suggests going long enough that we don't have to  
216 come back.

217 Mr. Ponte said we're in the sheetrock/painting phase. We've had  
218 problems with neighbors holding us up. Until made him pay to relocate a utility

219 pole in the back. He also had to pay for Alan's electrical work because he  
220 refused to do it and it was holding up the project.

221 Mr. Papakonstantis said the last time, they were requesting March 31,  
222 2026. Mr. Ponte said the contractor said it would be done by then, but the project  
223 has been delayed multiple times. Mr. Winham said Mr. Chartrand suggested  
224 June 30.

225 Ms. Roy said one legal question from last time was if it were allowable for  
226 Mr. Ponte to change these from apartments to condos. Town Counsel told us  
227 that it is allowable under 79E; we can't make it stay apartments. She added that  
228 this is the last 79E project that we have. If something like 79E were to come  
229 back, it would be in a different form and would have to go through Town Meeting  
230 again.

231 **MOTION:** Mr. Chartrand moved to extend the 79E incentive for 72/29 until June 30, 2026. Ms.  
232 Gilman seconded. Ms. Belanger was recused and did not vote. The motion passed 3-0.

233

#### 234 8. Regular Business

235 a. Tax Abatements, Veterans Credits and Exemptions

236 **MOTION:** Ms. Belanger moved to approve an abatement for 104/79/132C in the amount of  
237 \$270 for tax year 2025. Ms. Gilman seconded. The motion passed 4-0.

238 **MOTION:** Ms. Belanger moved to approve a Veterans Credit for 86/49 in the amount of \$2,000  
239 for tax year 2026. Ms. Gilman seconded. The motion passed 4-0.

240 **MOTION:** Ms. Belanger moved to approve a Current Use Application A10 for 113/5 for 7.5  
241 acres for tax year 2026. Mr. Chartrand seconded. The motion passed 4-0.

242 b. Permits & Approvals

243 i. There were no permits or approvals considered.

244 c. Town Manager's Report

245 i. Ms. Roy thanked Moderator Miller for a great Deliberative Session.

246 ii. She's been working on various projects the Board heard about tonight,  
247 such as the Country Club and Lindt Chocolate.

248 iii. She and Finance Director Stevens have been working on the Public  
249 Safety Complex. They are removing a lot of snow. They are planning to  
250 start the foundation in the next few weeks.

251 iv. She and Mr. Stevens worked on the budget report given at the  
252 Deliberative Session.

253 v. Mr. Stevens has been working on W2s and end of year reporting.

254 vi. We're getting ready for voting on the second Tuesday in March.

255 vii. Mr. Papakonstantis said in the past, we've done videos about projects like  
256 the Public Safety Complex or the Revaluation. Can we do one about the  
257 budget and get it out to Exeter TV? Ms. Belanger asked that we include  
258 something about the budget process in the video.

259 d. Select Board Committee Reports

- i. Ms. Gilman attended a Heritage Commission meeting where the Chair proposed starting a Town Preservation Award. The Heritage Commission's only budget is for a Recording Secretary, so the award would be pretty small. She also attended a Tax Exemption and Credit Advisory Committee meeting where they talked about what comes next.
- ii. Ms. Belanger attended a Planning Board meeting where Ms. Roy gave an update on the Police Station and Fire Substation. They also heard an application for Phillips Exeter to build an addition onto the gymnasium. RiverWoods came for an extension on an application approved in February 2025, and they were granted an extension through February 2029. The Planning Board also had a Master Plan discussion; the Master Plan subcommittee is reviewing final comments for the Complete Streets design and will come before the Planning Board at a future meeting.
- iii. Mr. Chartrand attended a Facilities Advisory Committee meeting. They are in the final phases of putting together an RFP for the building use assessment. It will be ready in a few weeks.
- iv. Mr. Papakonstantis attended a Swasey Park Trustee meeting, but there's not much going on in the wintertime. The Coastal Resiliency group met and will be holding a public meeting in March.

e. Correspondence

- i. The NHMA Legislative Update

## 9. Review Board Calendar

a. The next meetings are Tuesday February 17, March 2, March 16, and March 30. The election is March 10. On February 9 at 6 PM, we will hold a public meeting for folks to come in and talk about their hopes for the next Town Manager. Ms. Belanger said the SAU 16 Deliberative Session is Wednesday.

## 10. Other Business

Mr. Papakonstantis said this year's annual report is dedicated to Rob Ficara, who is a decades-long community leader.

## 11. Non-Public Session

a. There was no non-public session called at this time.

## 12. Adjournment

**MOTION:** Ms. Belanger moved to adjourn. Ms. Gilman seconded. The motion passed 4-0 and the meeting was adjourned at 8:40 PM.

303 Respectfully Submitted,  
304 Joanna Bartell  
305 Recording Secretary

## **Appointments/Resignations**

## **Discussion/Action Items**

## **Notice of Public Hearing**

**Town of Exeter, NH**  
**Notice of Public Hearing Pursuant to RSA 31:95-b,III(a)**

Notice is hereby given that the Select Board of the Town of Exeter will hold a public hearing in the Nowak Room, 10 Front Street, Exeter beginning at 7:00 PM on the 17th day of February 2026, for the purpose of complying with the provisions of RSA 31:95-b,III(a) for the following:

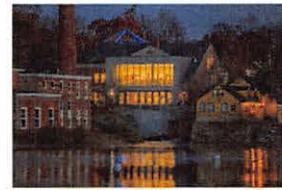
The creation of Exeter Public Library Infrastructure Expendable Trust Fund.

Dated: February 11, 2026

Exeter Select Board  
Niko Papakonstantis, Chair

**ADA Funding Request – Library Changing Table**

**Julia Lanter, Director**  
Exeter Public Library  
4 Chestnut Street  
Exeter, NH 03833



**Niko Papakonstantis, Chair**  
Chair, Exeter Select Board  
10 Front Street  
Exeter, NH 03833

February 4, 2026

Dear Chair Papakonstantis,

On behalf of the Exeter Public Library, I respectfully request that the Select Board consider authorizing the use of the Town ADA Capital Reserve Fund for the procurement of an ADA-compliant mechanical universal adult changing table to be installed in Exeter Public Library's Children's Room.

Replacing the Library's existing non-mechanical universal changing station at the Exeter Public Library is a necessary and prudent step to ensure that our public facilities remain compliant with current ADA accessibility standards. The building currently houses a fixed, non-mechanized table that no longer meets the functional requirements or safety expectations outlined in updated guidance for universal changing accommodations. Upgrading to a compliant, height-adjustable unit will provide safe, dignified, and equitable access for residents of all ages and abilities, including individuals with mobility challenges and caregivers who rely on appropriate equipment to participate fully in the community. Investing in this improvement demonstrates the Town's commitment to maintaining accessible public spaces, reducing long-term liability, and upholding Exeter's values of inclusion, safety, and responsible stewardship of municipal buildings.

Exeter Public Library has obtained multiple estimates for the changing table ranging from \$8,674.50 to \$10,581.33. Lang Construction, a contractor vetted both by Library Staff and the Town's Public Works Department will install the new changing table once it has been purchased and approved.

The current, non-mechanical lift enabled Universal Changing Table will be donated by the Library to Exeter Parks and Recreation. Upon your approval of the expenditure, we will promptly place an order for the table and arrange for its installation upon arrival. Our preference is to acquire a table that can be delivered immediately.

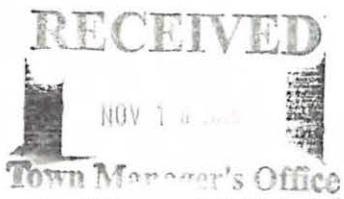
Vendors (Includes shipping):

Pressalit 1000 Adult Changing Tables: \$8,182  
Smirthwaite Hi-Riser - Changing Bench - Adult Size Universal Changing Table: \$8,674.50  
Pressalit 2000 and 2100 Adult Changing Tables: \$9459.00  
Invincible Changing Table by Astor Bannerman: \$9391.47  
CTX2-CP- Adult-Sized Changing Table: \$9384.73  
Koala Kare® KB3000: \$10,581.33

We appreciate the Board's thoughtful consideration of this request and your continued support of the Exeter Public Library's commitment to responsible stewardship and service to our community

**Julia Lanter**  
Director  
Exeter Public Library

**Exeter Country Club (ECC) Discretionary Easement**



LIZABETH M. MACDONALD  
ROBERT M. DEROSIER  
CHRISTOPHER L. BOLDT  
DOUGLAS M. MANSFIELD  
KATHERINE B. MILLER  
CHRISTOPHER T. HILSON  
HEIDI J. BARRETT-KITCHEN  
ERIC A. MAHER  
CHRISTOPHER D. HAWKINS  
JOHN K. BOSEN  
ELAINA H. SMITH  
WILLIAM K. WARREN  
JONATHAN D. SEEM  
KATIE A. MOSHER

OF COUNSEL  
MOLLY C. FERRARA  
SCOTT S. ANDERS  
COURTNEY P. VAUGHAN: MA only

RETIRED  
MICHAEL J. DONAHUE  
CHARLES F. TUCKER  
ROBERT D. CIANDELLA  
JOHN J. RATIGAN  
DENISE A. POULOS  
SHARON CUDDY SOMERS  
NICHOLAS R. AESCHLIMAN

November 7, 2025

Via electronic and regular mail

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

Melissa Roy, Interim Town Manager  
Town of Exeter  
10 Front Street  
Exeter, NH 03833

Re: The Exeter Country Club/Discretionary Easement

Dear Ms. Roy:

I represent The Exeter Country Club (the “ECC”) owner of property located at 58 Jady Hill Avenue as shown on the Town of Exeter Tax Map 52, Lot 1 (the “Property”). I am writing to you to make a request to be placed on the Select Board’s agenda for the next available meeting to discuss the Discretionary Easement as more fully set forth below.

Currently there is a Discretionary Easement pursuant to NH RSA 79-C on approximately 17 acres of the Property under the agreement with the Town recorded at the Rockingham County Registry of Deeds on March 30, 2016, at Book 5701, Page 2402 (copy enclosed). Additionally, there is a Conservation Easement to the Town on approximately 55.35 acres of the Property (copy enclosed). The total acreage of the Property is approximately 73.35 acres (see enclosed plan D-18931).

As you may know, the ECC has a clubhouse which dates back to 1953/1954 with additions thereafter. Although still functional, the members believe that it needs to be renovated, not only to keep it functional, but to enhance the revenue-generating opportunities of the ECC and thereby continue to remain a viable recreation space for its members, the Exeter community and the public at large. Consistent with the Discretionary Easement, the nine hole golf course is operated as a public course and as such is limited in its ability to raise the funds necessary for the renovation. In an effort to raise funds, the ECC is exploring subdividing off a parcel of approximately 10 acres of the 17 acres currently encumbered by the Discretionary Easement.

The Discretionary Easement expires in March of 2026 and based on a discussion my client and I had at a meeting with Janet Whitten, the Assessor and Scott Marsh of MRI, it is our

**DONAHUE, TUCKER & CIANDELLA, PLLC**

16 Acadia Lane, P.O. Box 630, Exeter, NH 03833

111 Maplewood Avenue, Suite D, Portsmouth, NH 03801  
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253

83 Clinton Street, Concord, NH 03301

1-800-566-0506

[www.dtclawyers.com](http://www.dtclawyers.com)

November 7, 2025

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understanding that there would be no penalty if it were allowed to expire. It would however result in a reclassification for tax purposes of the 17 acres. Once the 10 acres are sold, the purchaser will be responsible for the taxes. However, the 7 remaining acres would be less than the minimum 10 acres required for a discretionary easement under the statute. For a small club such as ECC a significant increase in taxes would be detrimental to the continued viability of ECC. My client would like to file an application to renew the Discretionary Easement on the 7 acres, plus 3 acres included in the Conservation Easement. This would not remove the 3 acres from the Conservation Easement but instead add the additional burdens of the Discretionary Easement to them. In other words, the 3 acres would be subject to two easements. In order to file an application to accomplish this, ECC would have to pay for a survey and appraisal, both of which are costly. It is our hope that we could have a discussion with the Selectboard to determine if it would view this approach favorably before we incur those expenses.

I will give you a call to discuss.

Thank you for your consideration.

Sincerely,  
DONAHUE, TUCKER & CIANDELLA, PLLC



Lizabeth M. MacDonald  
[lmacdonald@dtclawyers.com](mailto:lmacdonald@dtclawyers.com)

cc: Pam McElroy, Senior Executive Assistant (email only: [pmcelroy@exeternh.gov](mailto:pmcelroy@exeternh.gov))  
Marc Carboneau, President, The Exeter Country Club (email only)



CELEBRATING 40 YEARS OF SERVICE TO OUR CLIENTS

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BRANDON A. LATHAM  
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KATIE A. MOSHER

OF COUNSEL  
MOLLY C. FERRARA  
SCOTT S. ANDERS  
COURTNEY P. VAUGHAN: MA only

RETIRED  
MICHAEL J. DONAHUE  
CHARLES F. TUCKER  
ROBERT D. CIANDELLA  
JOHN J. RATIGAN  
DENISE A. POULOS  
SHARON CUDDY SOMERS  
NICHOLAS R. AESCHLIMAN

Via electronic and regular mail

October 22, 2025

Janet Whitten, CNHA, Assessor  
Town of Exeter  
10 Front Street  
Exeter, NH 03833

Re: Discretionary Easement

Dear Ms. Whitten:

First, I want to thank you again for meeting with me on October 8, 2025 to go over the Town's file and discuss the Discretionary Easement pursuant to NH RSA 79-C on approximately 17 acres of my client, The Exeter Country Club's property (Tax Map 52, Lot 1) under the agreement recorded at the Rockingham County Registry of Deeds on March 30, 2016 at Book 5701, Page 2402.

As you may know, The Exeter Country Club (the "ECC") has a clubhouse which dates back to 1953/1954 with additions thereafter. Although still functional, the members believe that it needs to be renovated, not only to keep it functional, but to enhance the revenue-generating opportunities of the ECC and thereby continue to remain a viable recreation space for its members and the public at large. Consistent with the Discretionary Easement, the nine hole golf course is operated as a public course and as such is limited in its ability to raise the funds necessary for the renovation. In an effort to raise funds, the ECC is exploring subdividing off a parcel of approximately 10 acres of the 17 acres currently encumbered by the Discretionary Easement. The purpose of this letter is to determine what the municipal tax consequences will be in the event the ECC goes forward with a subdivision of the 17 acres, selling 10, and retaining 7.

1. End of Term. It is my understanding based on our discussion that the only agreement applicable to the current Discretionary Easement is the agreement referenced above. Since there is no stated end date to the ten-year term, please advise when the Town

DONAHUE, TUCKER & CIANDELLA, PLLC  
16 Acadia Lane, P.O. Box 630, Exeter, NH 03833  
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801  
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253

83 Clinton Street, Concord, NH 03301

1-800-566-0506

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believes the ten-year term ends. It appears to have been signed by the last party required to sign it on March 28, 2016 and recorded on March 30, 2016.

2. Consequences of Expiration/Non-Renewal.

- a. If the ECC does not renew the Discretionary Easement, what are the tax consequences going forward?
- b. Would there be anything due upon expiration of the Discretionary Easement?
- c. Could the ECC seek to qualify 3 acres encumbered by the Conservation Easement as part of the Discretionary Easement to add to the remaining 7 acres which will be retained by the ECC if subdivision occurs as contemplated and thereby maintain the Discretionary Easement qualification?

My client has commenced negotiations with potential purchasers of the ten acres. The questions related to the Discretionary Easement are threshold matters in my client's determination of whether it will go forward or not with a sale. We have set forth our preliminary questions, however given the complexity of the issues, we know that there will be more and that a discussion with you would be very helpful. Given the impending termination date and the need for any potential purchaser to be able to do their due diligence on the property which they will not do in the absence of a purchase and sale agreement nor will they be able to do in the winter, we need to understand the consequences as soon as possible. To that end, we would like to schedule a meeting with you and any of the other Town officials you feel would be helpful to have a full discussion of the issues presented. I will give you a call to schedule that meeting.

In the meantime, if you need additional information from my client, we are happy to provide it.

Sincerely,

DONAHUE, TUCKER & CIANDELLA, PLLC



Lizabeth M. MacDonald  
[lmacdonald@dtclawyers.com](mailto:lmacdonald@dtclawyers.com)

cc: Marc Carboneau, President

2016 MAR 30 AM 9:44

ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

FOR REGISTER OF DEEDS USE ONLY

Ends 2026

BK 5701 PG 2402

FORM  
PA-36NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
DISCRETIONARY EASEMENT APPLICATION

## STEP 1 PROPERTY OWNER (S)

LAST NAME <b>THE EXETER COUNTRY CLUB</b>		FIRST NAME	
LAST NAME		FIRST NAME	
STREET ADDRESS <b>P.O. Box 1088</b>			
ADDRESS (CONTINUED) <b>58 Jady Hill Ave</b>			
TOWNSHIP <b>EXETER</b>	STATE <b>NH</b>	ZIP CODE <b>03833</b>	

## STEP 2 PROPERTY LOCATION

STREET <b>58 Jady Hill Ave</b>		CITY <b>EXETER</b>		COUNTY <b>ROCKINGHAM</b>	
NUMBER OF ACRES IN PARCEL <b>APPROX. 73 ACRES</b>		NUMBER OF ACRES IN REQUESTED EASEMENT <b>APPROX. 17 ACRES</b>			
MAP # <b>52</b>	LOT # <b>1</b>	BOOK # <b>2569</b>	PAGE # <b>1535</b>		
CHECK ONE: <input type="checkbox"/> Original Application <input checked="" type="checkbox"/> Renewal				TAX YEAR <b>2016</b>	

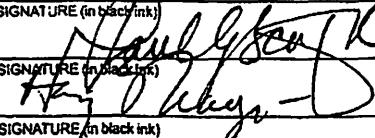
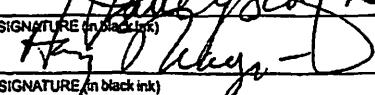
## STEP 3 REASON FOR DISCRETIONARY EASEMENT APPLICATION

<input checked="" type="checkbox"/> Preservation of a Golf Course	<input type="checkbox"/> Preservation of an airport	<input type="checkbox"/> Preservation of Open Space
<input type="checkbox"/> Preservation of land for outdoor recreation by/or for the education of the general public		

## Description of Public Benefit:

**THE CLUB SEEKS A 10 YR DISCRETIONARY EASEMENT TO PRESERVE  
THE GOLF COURSE AND THE OPEN SPACE ASSOCIATED WITH IT.**

## STEP 4 SIGNATURES OF ALL PROPERTY OWNERS OF RECORD

TYPE OR PRINT NAME (in black ink) <b>PAUL G. SCAFIDI</b>	SIGNATURE (in black ink) 	DATE <b>3/3/16</b>
TYPE OR PRINT NAME (in black ink) <b>HARRY B. THAYER III</b>	SIGNATURE (in black ink) 	DATE <b>3/3/16</b>
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE

FORM  
PA-36NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
DISCRETIONARY EASEMENT APPLICATION  
(CONTINUED)

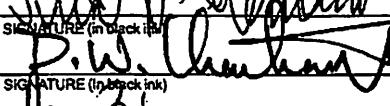
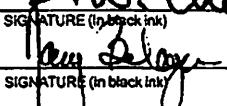
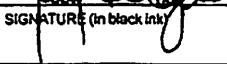
## STEP 5 TO BE COMPLETED BY THE LOCAL ASSESSORS

<input checked="" type="checkbox"/> APPROVED	Pending approval of Discretionary Easement agreement by landowner and assessing officials.
<input type="checkbox"/> DENIED	

Comments:

52/1 10 yr term for 17 acres at  
\$150.00/ac

## STEP 6 APPROVAL OF A MAJORITY OF SELECTMEN/ASSESSORS

TYPE OR PRINT NAME (ink black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (ink black ink)		DATE 3/28/16
<u>P.W. CHARTLAND</u>		DATE 3/16/16
TYPE OR PRINT NAME (ink black ink)		DATE 3/16/16
<u>My Delaney</u>		

## STEP 7 DOCUMENTATION

(a) A map of the entire parcel showing the property location, orientation, overall boundaries and acreages clearly showing easement area requested.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
(b) An appraisal justifying the value of the requested easement.	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Property Location 58 JADY HILL AVE  
Vision ID 534

Map ID 52 / 1 / 1

Account # E9550R

Bldg # 1

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

State Use 3800  
Print Date 11/24/2025 2:10:14 P

CURRENT OWNER				TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT				2211 EXETER, NH				
EXETER COUNTRY CLUB				1 Level	1 All Public	1 Paved	2 Suburban					Description	Code	Appraised	Assessed					
				4 Rolling								COMMERC.	3800	200,800	200,800					
PO BOX 1088 EXETER NH 03833				SUPPLEMENTAL DATA								COMMERC.	3800	333,100	333,100					
				Alt Prcl ID 0052 0001 0000 Easement: DISCRE: Book/Page 2782/0392-4662/2809 TIF Dist: TIF Value: A9: GIS ID 052-001-0000								COMMERC.	3800	76,000	76,000					
				Assoc Pid#								Total	609,900	609,900						
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	VII	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
EXETER COUNTRY CLUB				1406	0290	08-28-1956	U	V	0			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				2025	3800	200,800	2024	3800	200,800	2024	3800	200,800								
					3800	333,100		3800	333,100		3800	333,100								
				Total								609,900	Total	609,900	Total	609,900				
EXEMPTIONS				OTHER ASSESSMENTS								APPRaised VALUE SUMMARY								
Year	Code	Description		Amount	Code	Description		Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor									
Total												APPRaised VALUE SUMMARY								
ASSESSING NEIGHBORHOOD												Appraised Bldg. Value (Card) 199,100								
Nbhd	Nbhd Name	B		Tracing		Batch		Appraised Xf (B) Value (Bldg) 1,700												
0001								Appraised Ob (B) Value (Bldg) 76,000												
NOTES												Appraised Land Value (Bldg) 333,100								
8/25 BP CANCELLED				VALUE NON-TAXABLE,PORTS CC V.GREENLND								Special Land Value 0								
9 HOLES COURSE-1/15 CORRECTED SPRINKLED				4662/2809 4/06								Total Appraised Parcel Value 609,900								
4/04 RECAL. \$/HOLEVALUE,J				DISCRETIONARY EASEMENT								Valuation Method C								
DISCRETIONARY EASEMENT 4/2016 10 YRS				2782/0392 4662/2809 5701/2402																
ON A \$150/AC LAND VALUE				CONSERVATION EASEMENT																
9/05/SUPREME CT,2004-501HOLE												Total Appraised Parcel Value 609,900								
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result			
23-294	10-03-2023	DE	Demolish	20,000	03-18-2024	100	08-12-2025	DEMO CLUB HOUSE/CANCE				04-15-2024	JB				60	BP/QR - Ext		
13-059	03-04-2013	RE	Remodel	20,000		100	04-01-2013	REDOING B&G CEILING AND				03-18-2024	PGM				60	BP/QR - Ext		
10-131	04-20-2010	GA	Garage	10,000		100	04-01-2011	DEMOLISH 16X24 GARAGE				09-16-2021	CA				01	Measur+1Visit		
96-059	05-16-1997	CM	Commercial	12,000		100	04-01-1997	PUMP HOUS				02-11-2019	PGM				15	Res Field Revw		
96-059A	03-28-1996			12,000		100	03-28-1997	NE N/R BL				09-17-2010	JD				41	Change Source Info		
												05-12-2010	JW				14	Commercial Field Review		
												07-21-2008	RD				00	Measur+ listed		
LAND LINE VALUATION SECTION																				
B	Use Code	Description		Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes			Location Adjustment		Adj Unit Pric	Land Value
1	3800	GOLF CRSE		R-2		43,560	SF	3.75	1.50000	C	1.00	60	1.100					0	6.19	269,500
1	3800	GOLF CRSE		R-2		17,000	AC	150.00	1.00000	0	1.00	60	1.100	3/2016 DISCRETIONARY EA				0	165	2,800
1	3800	GOLF CRSE		R-2		55.250	AC	10,000.00	1.00000	0	0.10	60	1.100	1989 CONSERVATION EASE				0	1,100	60,800
Total Card Land Units				73.25	AC	Parcel Total		Land Area:	73.25									Total Land Value		333,100

**CONSTRUCTION DETAIL**

**CONSTRUCTION DETAIL (CONTINUED)**

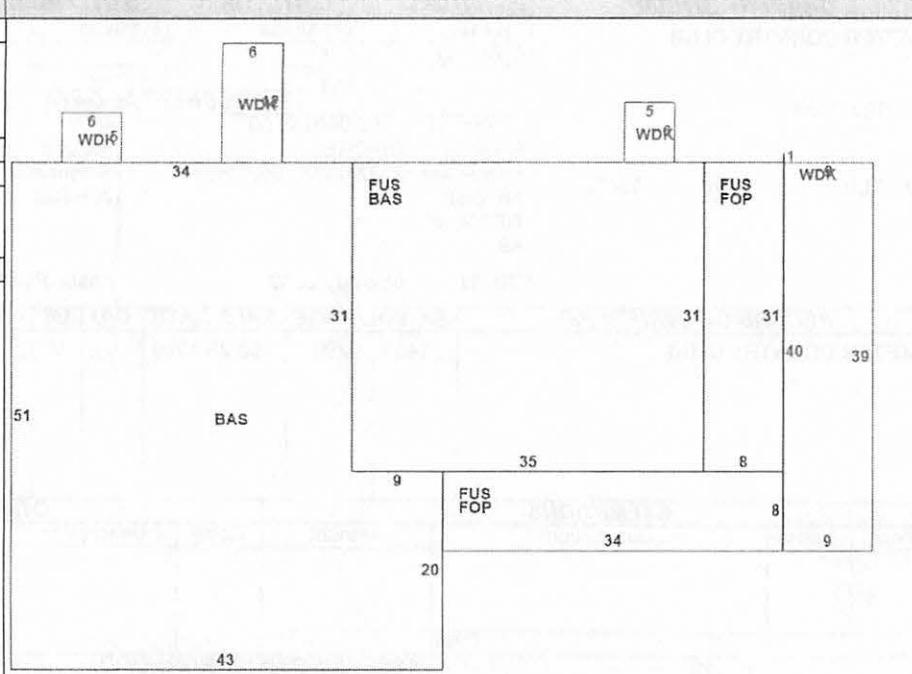
Element	Cd	Description	Element	Cd	Description
Style:	38	Country Club			
Model	94	Commercial			
Grade	03	Average			
Stories:	2				
Occupancy	1.00				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	01	Flat			
Roof Cover	04	Tar & Gravel			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2	05	Drywall/Sheet			
Interior Floor 1	15	Quarry Tile			
Interior Floor 2	12	Hardwood			
Heating Fuel	02	Oil			
Heating Type	04	Forced Air-Duc			
AC Type	06	Ductless A/C			
Bldg Use	3800	GOLF CRSE			
Total Rooms					
Total Bedrms	00				
Total Baths	0				
% Taxable	1				
Heat/AC	02	HEAT/AC SPLIT			
Frame Type	03	MASONRY			
Baths/Plumbing	03	ABOVE AVERAGE			
Ceiling/Wall	06	CEIL & WALLS			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Conn Wall	0.00				
1st Floor Use:	3800				
<b>MIXED USE</b>					
			Code	Description	Percentage
			3800	GOLF CRSE	100 0 0
<b>COST / MARKET VALUATION</b>					
			RCN		497,854
			Year Built		1954
			Effective Year Built		1994
			Depreciation Code		A
			Remodel Rating		
			Year Remodeled		
			Depreciation %		60
			Functional Obsol		
			External Obsol		
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		40
			RCNL		199,100
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
FPL2	1.5 STY	B	1	4200.00	1989		40		0.00	1,700
PAV1	PAVING-ASPH	L	22,000	3.00	1996		50		0.00	33,000
FN3	FENCE-6' CHAI	L	280	14.00	1996		50		0.00	2,000
FGR1	GARAGE-AVE	L	384	24.00	2010		90		0.00	8,300
FGR1	GARAGE-AVE	L	2,454	24.00	1996		50		0.00	29,400
PAT1	PATIO-AVG	L	736	5.00			90		0.00	3,300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,999	2,999	2,999	104.11	312,226
FOP	Porch, Open, Finished	0	520	130	26.03	13,534
FUS	Upper Story, Finished	1,605	1,605	1,605	104.11	167,097
WDK	Deck, Wood	0	483	48	10.35	4,997
Ttl Gross Liv / Lease Area		4,604	5,607	4,782		497,854



04/14/2024

## CONSERVATION EASEMENT DEED

07991  
FEB 22 3 04 PM '89  
I, Edward Kochy, President of the Exeter Country Club, Inc., a non-profit corporation duly organized and existing under the laws of the state of New Hampshire, with a principal place of business at Jady Hill Avenue, Town of Exeter, County of Rockingham, State of New Hampshire, and with a mailing address of Box 1088, Exeter, NH 03833, (hereinafter sometimes referred to as the "Grantor" which word where the context requires includes the plural and shall, unless the context clearly indicates otherwise, include the Grantor's executors, administrators, legal representatives, devisees, heirs and/or assigns),

For consideration paid, grant to the Town of Exeter with an address of 10 Front Street, Exeter, County of Rockingham, State of New Hampshire, contributions to which are deductible for federal income tax purposes pursuant to the United States Internal Revenue Code, (hereinafter sometimes referred to as the "Grantee" which word shall, unless the context clearly indicates otherwise, include the Grantee's successors and/or assigns),

With WARRANTY covenants, in perpetuity the following described Conservation Easement, pursuant to New Hampshire RSA 477:45-47 and RSA 221-A, over a certain parcel of land located on Jady Hill Avenue, Exeter, Rockingham County, State of New Hampshire, exclusively for conservation purposes, namely:

1. To assure that the Property will be retained forever in its undeveloped, scenic, and open space condition and to prevent any use of the Property that will significantly impair or interfere with the conservation and recreation values of the Property; and
2. To preserve the land subject to this easement for outdoor recreation by and/or the education of the general public, through the auspices of the Grantee, its permitted successors or assigns, as more particularly described below; and
3. To preserve open spaces of which the land area subject to this easement granted hereby consists, for the scenic enjoyment of the general public and consistent with New Hampshire RSA Chapter 79-A which states: "It is hereby declared to be in the public interest to encourage the preservation of open space in the state by providing a healthful and attractive outdoor environment for work and recreation of the state's citizens, by maintaining the character of the state's landscape, and by conserving the land, water, forest, and wildlife resources", to yield a significant public benefit in connection therewith; and with NH RSA Chapter 221-A, which states: "The intent of the program is to preserve the natural beauty, landscape, rural character, natural resources, and high quality of life in New Hampshire by acquiring lands and interests in lands of statewide, regional, and local conservation and recreation importance.";

all consistent and in accordance with the U.S. Internal Revenue Code, with respect to a portion of a certain parcel of land (herein referred to as the "Property"), consisting of a portion of a golf course, forest land, and salt marsh situated in the Town of Exeter, County of Rockingham, the State of New Hampshire, more particularly bounded and described as set forth in Exhibit "A" attached hereto and made a part hereof.

The 72-acre golf course, founded in the late 19th century, is one of the oldest in the country. The easement area has over 2000 feet of frontage on the Squamscott River, which is a tidal river feeding the Great Bay Estuary. The Squamscott River has over 25% of the salt marsh in the entire estuary. The woodland areas of the golf course are a registered Tree Farm. The property also provides access to a 13.36-acre town conservation area, known as the Irvine Property, at the junction of the Squamscott River and Wheelwright Creek. Together, the properties protect an important river corridor that is critical for the protection of flyways of migratory waterfowl, and the habitat of an endangered species, the common moorhen, and an endangered plant, the stout bulrush.

These significant conservation values are set forth in detail in baseline documentation on file with the Grantee.

The Conservation Easement hereby granted with respect to the Property is as follows:

1. USE LIMITATIONS

A. The Property shall be maintained in perpetuity as open space without there being conducted thereon any industrial or commercial activities, except agriculture and forestry as described below, and except commercial activities associated with the corporate purposes of the Grantor, being golf and other outdoor recreational activities, and not detrimental to the purposes of this Easement.

i. For the purposes hereof "agriculture" and "forestry" shall include agriculture, animal husbandry, floriculture and horticulture activities; the production of plant and animal products for domestic or commercial purposes, for example the growing and stocking of Christmas trees or forest trees of any size capable of producing timber, maple syrup and other forest products; and the cutting and sale of timber and other forest products not detrimental to the purposes of this easement.

ii. Agriculture and forestry on the Property shall be performed to the extent possible in accordance with a coordinated management plan for the sites and soils of the Property. Forestry and agricultural management activities shall be in accordance with the current scientifically based practices recommended by the U.S. Cooperative Extension Service, U.S. Soil Conservation Service, or other government or private natural resource conservation and management agencies then active. Management activities shall not materially impair the scenic quality of the Property as viewed from public waterways, great ponds, public roads, or public trails.

B. The Property shall not be subdivided.

C. No structure or improvement such as a dwelling, dock, tennis court, swimming pool, miniature golf course, road, dam, fence, bridge, aircraft landing strip, asphalt, culvert, tower, mobile home, or shed shall be constructed, placed or introduced onto the Property except as necessary in the accomplishment of the agricultural, forestry, conservation, or permitted outdoor recreational uses of the Property and not detrimental to the purposes of this easement. Fences for the purpose of securing the Property are allowed.

D. No changes in topography, surface or sub-surface water systems, wetlands, or natural habitat shall be allowed that would harm state or federally recognized rare or endangered species. In addition, none of the aforementioned shall be allowed except as necessary in the accomplishment of the agricultural, forestry, habitat management, conservation or outdoor recreational uses of the Property and not detrimental to the purposes of this easement.

E. No outdoor advertising structures such as signs and billboards shall be displayed on the Property except as necessary in the accomplishment of the agricultural, forestry, conservation or outdoor recreational uses of the property and not detrimental to the purposes of this easement.

F. There shall be no mining, quarrying, excavation or removal of rocks, minerals, gravel, sand, top soil or other similar materials on the Property, except in connection with any improvements made pursuant to the provisions of paragraphs A, C, D, or E above.

No such rocks, minerals, gravel, sand, topsoil, or other similar materials shall be removed from the Property.

G. There shall be no dumping, injection, or burial of materials then known to be environmentally hazardous, including vehicle bodies or parts.

## 2. RESERVED RIGHTS

A. Grantor reserves the right to install, maintain, repair or replace utilities on the Property that serve the Property or unrestricted land of the Grantor.

B. Grantor reserves the right to maintain and improve all existing and future golf course areas. Any such improvement, including but not limited to relocation of a green, construction of a tee, or commercial harvesting of timber, shall be reviewed by the Grantee for consistency with the conservation purposes of this Conservation Easement Deed.

C. Grantor reserves the right to create ponds for the purpose of agriculture, fire protection, or wildlife habitat enhancement, or golf course improvement, in accordance with a plan developed by the U.S. Soil Conservation Service or other similar agency then active.

D. The Grantor must notify the Grantee in writing before exercising the aforesaid reserved rights provided for in this Easement.

E. Grantor reserves the right to post against vehicles, motorized or otherwise.

F. Grantor reserves the right to post against hunting.

G. Grantor reserves the right to enforce against trespassers not using the property in accordance with Paragraphs A, B, C, and D of Section 3 of this Conservation Easement Deed.

### 3. AFFIRMATIVE RIGHTS OF GRANTEE

A. The Grantee shall have reasonable access to the Property and all of its parts for such inspection as is necessary to maintain boundaries, to determine compliance and to enforce the terms of this Conservation Easement Deed and exercise the rights conveyed hereby and fulfill the responsibilities and carry out the duties assumed by the acceptance of this Conservation Easement Deed.

B. There is hereby conveyed pedestrian access to, on and across the Property for fishing and other transitory passive recreational purposes, including but not limited to, sledding, hiking, and cross-country skiing, but not camping, by members of the public, during periods of sufficient snow cover; but the Property may be posted against such access or otherwise restricted by the Grantee in the public interest. All such passive recreation activities shall be permitted when weather conditions allow such activities without causing damage to the premises which would be inconsistent with the conservation purposes of this Conservation Easement and with the commercial uses allowed hereunder.

C. The Grantee has the right to construct, manage, use, and maintain a trail as a public footpath in the presently wooded areas along the Squamscott River and to create and maintain vistas or overlooks associated with said trail. The Grantee has the right to build rude bridges, boardwalks and other devices to permit pedestrian movement along said right-of-way for the purpose of exercise and nature appreciation. The width, design and location of said trail shall be mutually agreed upon by Grantor and Grantee.

D. The Grantor hereby conveys to the Grantee an easement along the southern property line, shown on Plan D, Number 18931 recorded at the Rockingham County Registry of Deeds, five (5) feet in width for pedestrian access from Jady Hill Avenue to the trail described in section 3.C above. The location of said easement may be changed from time to time with the mutual consent of Grantor and Grantee.

E. The Grantee may use a right-of-way and easement of one rod in width for use by the public to gain access to the town owned conservation land known as the Irvine Property. The location of said right-of-way is shown on a survey entitled "Plan of Land in Exeter NH. Exeter Country Club", recorded at the Rockingham County Registry of Deeds as Plan #D-18931. The Grantee may pass and repass over said right-of-way with motor vehicles for emergency and maintenance purposes.

For routine pedestrian use, the Grantee and Grantor may agree upon an alternate footpath.

F. Prior to the erection of structures on the Property, the Grantor shall submit plans to the Grantee for approval. Grantee shall have the right to approve or disapprove said plans, based on consistency with the purposes of this Conservation Easement Deed. Such approval shall not be unreasonably withheld. The term "structures" as used in this section shall not include tees, bunkers, greens or associated landscaping.

4. NOTIFICATION OF TRANSFER, TAXES, MAINTENANCE

A. Grantor agrees to notify the Grantee in writing within 10 days after the transfer of title of the Property.

B. Grantee shall be under no obligation to maintain the Property or pay any taxes or assessments thereon.

5. BENEFITS AND BURDENS

A. The burden of the easement conveyed hereby shall run with the Property and shall be enforceable against all future owners and tenants in perpetuity; the benefits of said easement shall not be appurtenant to any particular parcel of land but shall be in gross and assignable or transferrable only to the State of New Hampshire or the U.S. Government or any subdivision of either of them consistently with Section 170 (c) (1) of the U.S. Internal Revenue Code, as amended, which government unit has among its purposes the conservation and preservation of land and water areas and agrees to and is capable of enforcing the conservation purposes of this easement. Any such assignee or transferee shall have like power of assignment or transfer. In accordance with RSA 221-A, under which this Conservation Easement Deed is acquired, "The sale, transfer, conveyance, or release of any such land or interest in land from public trust is prohibited." (RSA 221-A:11)

6. BREACH OF EASEMENT

A. When a breach of this Easement comes to the attention of the Grantee, it shall notify the then owner (Grantor) of the Property in writing of such breach, delivered in hand or by certified mail, return receipt requested.

B. Said Grantor shall have 30 days after receipt of such notice to undertake those actions, including restoration, which are reasonably calculated to swiftly cure the conditions constituting said breach and to notify the Grantee thereof.

C. If said Grantor fails to take such curative action, the Grantee, its successors or assigns, may undertake any actions that are reasonably necessary to cure such breach, and the cost thereof, including the Grantee's expenses, court costs and legal fees shall be paid by the said Grantor, provided the said Grantor is determined to be directly or indirectly responsible for the breach.

7. CONDEMNATION

A. Whenever all or part of the Property is taken in exercise of eminent domain by public, corporate, or other authority so as to abrogate in whole or in part the Easement conveyed hereby, the Grantor and the Grantee shall thereupon act jointly to recover the full damages resulting from such taking with all incidental or direct damages and expenses incurred by them thereby to be paid out of the damages recovered.

B. The balance of the damages (or proceeds) recovered shall be paid 12.74% to the Grantor and 87.26% to the Grantee which percentages represent the full and fair market values of the respective interest of the Grantor and Grantee in the Property which is the subject of this Easement Deed immediately after the execution and delivery hereof taken as a proportion of the sum of said values. The Grantee shall use its share of in a manner consistent with the conservation purposes set forth.

The Grantee by accepting and recording this Conservation Easement Deed for itself, its successors and assigns, 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 Grantee, all in the furtherance of the conservation purposes for which this Conservation Easement Deed is delivered.

IN WITNESS WHEREOF, I have hereunto set my hand this 22nd day of February, 1989.

Charles F. Tucker  
Witness

Edward Kochy  
Grantor: Edward Kochy

The State of New Hampshire  
Rockingham , ss.

Personally appeared Edward Kochy who acknowledged the foregoing to be his voluntary act and deed.

Before me,

Charles F. Tucker  
Justice of the Peace/Notary Public

ACCEPTED: Town of Exeter

By: George N. Clark  
Title: Town Manager  
Duly Authorized

EXHIBIT A

Being bounded and described as follows:

All that land of said Country Club located Northeasterly of the following line; beginning at a point at Wheelwright Creek thence continuing approximately 10 feet North 65° 03' 20" West to an iron pin; thence continuing in the same course 71.67 feet to an iron pin; thence continuing North 65° 02' 35" West, in part along a stone wall, 908.83 feet to a drill hole in the end of a stone wall; thence turning and running along said stone wall South 33° 49' 07" West 59.41 feet to a drill hole in the end of said stone wall; thence continuing in part along said stone wall South 20° 30' 50" West 333.78 feet to a drill hole in the end of said stone wall thence turning and running North 67° 44' 42" West 777.95 feet to a stone bound at land now or formerly of Charles and Mabel Hayes; thence turning and running along land of said Hayes North 49° 23' 10" West 300.35 feet to an iron pin approximately 10 feet from Squamscott River, thence continuing in the same course approximately 10 feet more or less to the Squamscott River; said area covered by the conservation easement being 55.35 acres more or less.

# **TITLE V TAXATION**

## **Chapter 79-C DISCRETIONARY EASEMENTS**

### **Section 79-C:1**

**79-C:1 Declaration of Public Interest.** – It is hereby declared to be in the public interest to encourage the preservation of open space which is potentially subject to development, thus providing a healthful and attractive outdoor environment for work and recreation of the state's citizens, maintaining the character of the state's landscape, and conserving the land, water, forest, agricultural, recreational, and wildlife resources. It is further declared to be in the public interest to prevent the loss of open space due to property taxation at values incompatible with open space usage. The means for encouraging preservation of open space authorized by this chapter is the acquisition of discretionary easements of development rights by town or city governments on such open space land which provides a demonstrated public benefit.

**Source.** 1996, 176:1, eff. Aug. 2, 1996.

### **Section 79-C:2**

#### **79-C:2 Definitions. –**

In this chapter:

- I. "Discretionary easement" means a restriction of open space land granted to a city or town for a term of 10 or more years.
- II. "Public benefit" shall have the meaning described in RSA 79-C:3.
- III. "Golf course land" means a parcel of 10 acres or more of land used in the playing of the game of golf including greens, fairways, tees, traps, and roughs, and such other areas which are located within the established playing area.

**Source.** 1996, 176:1, eff. Aug. 2, 1996.

### **Section 79-C:3**

#### **79-C:3 Qualifying Land. –**

- I. Any owner of land which does not meet the criteria for open space land as defined in RSA 79-A but meets the tests of demonstrated public benefit in paragraph II of this section and who wishes to keep the land in a use consistent with the purposes of this chapter may apply to the governing body of the municipality in which the land is located to convey a discretionary easement to the municipality.
- II. A discretionary easement on open space land shall be considered to provide a demonstrated public benefit if it provides at least one of the following public benefits:
  - (a) The preservation of land for outdoor recreation by, or for the education of, the general public where:
    - (1) The general public has the regular opportunity for access to and use of the land for pedestrian purposes; and
    - (2) The land has conservation and recreational values which make it attractive for public use.
  - (b) A relatively natural habitat for fish, wildlife, or plants, or similar ecosystem, where:
    - (1) The property is in a relatively natural state; and
    - (2) Rare or endangered or threatened species are present; or the property contributes to the ecological viability of a park or other conservation area; or otherwise represents a high quality native terrestrial or aquatic ecosystem.
  - (c) The preservation of open space land, where:
    - (1) There is scenic enjoyment by the general public from a public way or from public waters; or

- (2) The open space protection is pursuant to a clearly delineated federal, state, or local conservation policy.
- (d) The preservation of an historically important land area, where:
  - (1) The property is either independently significant due to recorded local, regional, or state history, or is within a historic district; or
  - (2) The property is immediately adjacent to an historic district; or
  - (3) The land's physical or environmental features contribute to the historic or cultural integrity of a property listed on the National Register of Historic Places.
- (e) The preservation of an airport, as defined in RSA 422, excluding the value of any buildings, runways, or other structures, where:
  - (1) The airport serves, or contributes to satisfying, the air transportation needs of the municipality or of its region; or
  - (2) The continuation of the airport serves to preserve natural habitat or open space as set forth in subparagraphs (b) or (c), which might otherwise be potentially affected by development.
- (f) The preservation of a golf course which meets any of the above tests of public benefit and is open to the general public.
- (g) The preservation of potable water where:
  - (1) The land is owned in fee by a water utility company; and
  - (2) The land is used for sanitary radii, retention dam sites and/or watershed protection purposes which is subject to regulation by the department of environmental services to protect water quality, which land may have a well, booster station/pump house, or retention dam structure and/or related piping.

**Source.** 1996, 176:1, eff. Aug. 2, 1996. 2019, 117:4, eff. Aug. 20, 2019.

## Section 79-C:4

### **79-C:4 Application Procedure. —**

- I. Any owner of land which meets the tests of public benefit in RSA 79-C:3, II may apply to the governing body to grant a discretionary easement to the municipality not to subdivide, develop, or otherwise change the use of such land to a more intensive use inconsistent with the purposes of this chapter.
- II. No owner of land shall be entitled to have a particular parcel of land classified for any tax year under the provisions of this chapter unless the owner has applied to the governing body on or before April 15 of the tax year on a form provided by the commissioner of the department of revenue administration. Such application shall include a map of the land to be subject to the discretionary easement, a description of how the property meets the tests of public benefit in RSA 79-C:3, and an appraisal of the value of the easement to be conveyed.

**Source.** 1996, 176:1, eff. Aug. 2, 1996.

## Section 79-C:5

### **79-C:5 Approval, Denial. —**

- I. If the governing body finds that the proposed use of such land is consistent with the purposes of this chapter, it may take steps to acquire discretionary easements as provided in this chapter. In exercising its discretion, the local governing body may weigh the public benefit to be obtained versus the tax revenue to be lost if such an easement is granted. The governing body shall have no more than 60 days to act upon the application.
- II. If the governing body denies the application to grant a discretionary easement to the municipality, such denial shall be accompanied by a written explanation. The local governing body's decision may be appealed using the procedures of either RSA 79-A:9 or 79-A:11, provided, however, that such denial shall be deemed discretionary and shall not be set aside by the board of tax and land appeals or the superior court except for bad faith, discrimination, or the application of criteria other than those set forth in RSA 79-C:3 and paragraph I of this section.
- III. The easement shall be a burden upon the land and shall bind all transferees and assignees of such land. An easement granted pursuant to this subdivision shall not be assigned, transferred, or released by the municipality

without the consent of the owner, except as provided in RSA 79-C:8.

**Source.** 1996, 176:1, eff. Aug. 2, 1996.

## Section 79-C:6

**79-C:6 Terms; Recording.** – Any easement acquired by the municipality pursuant to this chapter shall be for a minimum of 10 years. The easement terms shall include the method of assessment pursuant to RSA 79-C:7, the terms of expiration pursuant to RSA 79-C:8, II, and the terms of renewal pursuant to RSA 79-C:8, III. The local governing body shall provide for the recording of such easements with the register of deeds. Any costs of recording shall be the responsibility of the applicant.

**Source.** 1996, 176:1, eff. Aug. 2, 1996.

## Section 79-C:7

**79-C:7 Assessment of Land Subject to Discretionary Easement. –**

The method of assessment of discretionary easement land, excluding any buildings, their curtilage, appurtenances, or other improvements, shall be included as a term of the agreement in any discretionary easement acquired by a municipality, and shall fall within a range of values determined as follows:

- I. One end of the range shall consist of the value such land would have been assigned under the current use values established pursuant to RSA 79-A, if the land had met the criteria for open space land under that chapter.
- II. The other end of the range shall be determined by multiplying 75 percent of the land's fair market value by the current equalization rate.
- III. The local governing body shall have the discretion to set the value of the discretionary easement at a level within this range which it believes reflects the public benefit conferred by the property, under the criteria set forth in RSA 79-C:3 and RSA 79-C:5, I.

**Source.** 1996, 176:1, eff. Aug. 2, 1996.

## Section 79-C:8

**79-C:8 Release of Easement, Expiration, Renewal, Consideration. –**

I. Any landowner who has granted a discretionary easement to a municipality pursuant to the terms of this chapter, after the effective date of this chapter, may apply to the local governing body of the municipality in which the property subject to a discretionary easement is located for a release from such easement upon a demonstration of extreme personal hardship. Upon release from such easement, a landowner shall pay the following consideration to the tax collector of the municipality:

- (a) For a release within the first half of the duration of the easement, 20 percent of the RSA 75:1 full value assessment of such land.
- (b) For a release within the second half of the duration of the easement, 15 percent of the RSA 75:1 full value assessment of such land.

II. The terms of agreement may include specification of an amount, if any, up to 10 percent of fair market value, to be paid upon final expiration of the terms of the discretionary easement or renewed discretionary easement.

III. Upon the expiration of the terms of the discretionary easement, the owner may apply for a renewal, and the owner and local governing body shall have the same rights and duties with respect to the renewal application as they did with respect to the original application; provided, however, that at the time of the original granting of the discretionary easement, the parties may include, as a term of the agreement, a provision for automatic renewal for the same term as the original. Such a provision may include the specification of the manner in which the tax assessment on the property for the next term is to be determined at the time of renewal.

IV. The tax collector shall issue a receipt to the owner of such land and a copy to the local governing body for the sums paid. The local governing body shall, upon receiving a copy of the above-mentioned consideration, execute a release or renewal of the easement to the owner who shall record such a release or renewal. A copy of

such release or renewal shall also be sent to the local assessing officials if they are not the same parties executing the release.

**Source.** 1996, 176:1, eff. Aug. 2, 1996.

## Section 79-C:9

**79-C:9 Payment; Collection. –**

- I. If a consideration is due under RSA 79-C:8, I or II, the assessed value shall be determined as of the actual date of the release or expiration. Any consideration is in addition to the annual real estate tax imposed upon the property, and shall be due and payable upon the release or expiration.
- II. Any consideration shall be due and payable by the owner at the time of release or expiration to the municipality in which the property is located. If the property is located in an unincorporated town or unorganized place, the tax shall be due and payable by the owner at the time of release or expiration to the county in which the property is located. Moneys paid to a county under this chapter shall be used to pay for the cost of services provided in RSA 28:7-a and RSA 28:7-b. Any consideration shall be due and payable according to the following procedure:
  - (a) The commissioner shall prescribe and issue forms to the local assessing officials for the consideration due, which shall provide a description of the property, the discretionary easement, the RSA 75:1 full value assessment, and the amount payable.
  - (b) The prescribed form shall be prepared in quadruplicate. The original, duplicate, and triplicate copy of the form shall be given to the collector of taxes for collection of the consideration along with a special tax warrant authorizing the collector to collect the consideration under the warrant. The quadruplicate copy of the form shall be retained by the local assessing officials for their records.
  - (c) Upon receipt of the special tax warrant and prescribed forms, the tax collector shall mail the duplicate copy of the tax bill to the owner responsible for the tax as the notice of tax. Such bill shall be mailed within 12 months of the release or expiration.
  - (d) Payment of the consideration shall be due not later than 30 days after the mailing of the bill. Interest at the rate of 18 percent per annum shall be due thereafter on any consideration not paid within the 30-day period.

**Source.** 1996, 176:1, eff. Aug. 2, 1996.

## Section 79-C:10

**79-C:10 Exemption for Eminent Domain. –** If any of the land which is subject to a discretionary easement is condemned by any governmental agency or is acquired through eminent domain proceedings, the local governing body shall execute a release of the easement to the owner. None of the liquidated consideration provisions of RSA 79-C:8, I and II shall be applicable to releases granted pursuant to this section.

**Source.** 1996, 176:1, eff. Aug. 2, 1996.

## Section 79-C:11

**79-C:11 Local Easement Programs. –** This chapter shall not be construed to limit the development of any other state, county, town, or city easement program for conservation, recreation, or other purposes.

**Source.** 1996, 176:1, eff. Aug. 2, 1996.

## Section 79-C:12

**79-C:12 Lien for Unpaid Taxes. –** The real estate of every person shall be held for the taxes levied pursuant to RSA 79-C:8.

**Source.** 1996, 176:1, eff. Aug. 2, 1996.

### Section 79-C:13

**79-C:13 Enforcement.** – All taxes levied pursuant to RSA 79-C:8 which are not paid when due shall be collected in the same manner as provided in RSA 80.

**Source.** 1996, 176:1. 2007, 42:1, eff. July 20, 2007.

### Section 79-C:14

**79-C:14 Rulemaking.** –

The commissioner of the department of revenue administration shall adopt rules, pursuant to RSA 541-A, relative to:

- I. The application procedures under RSA 79-C:4.
- II. The payment and collection procedures under RSA 79-C:9.

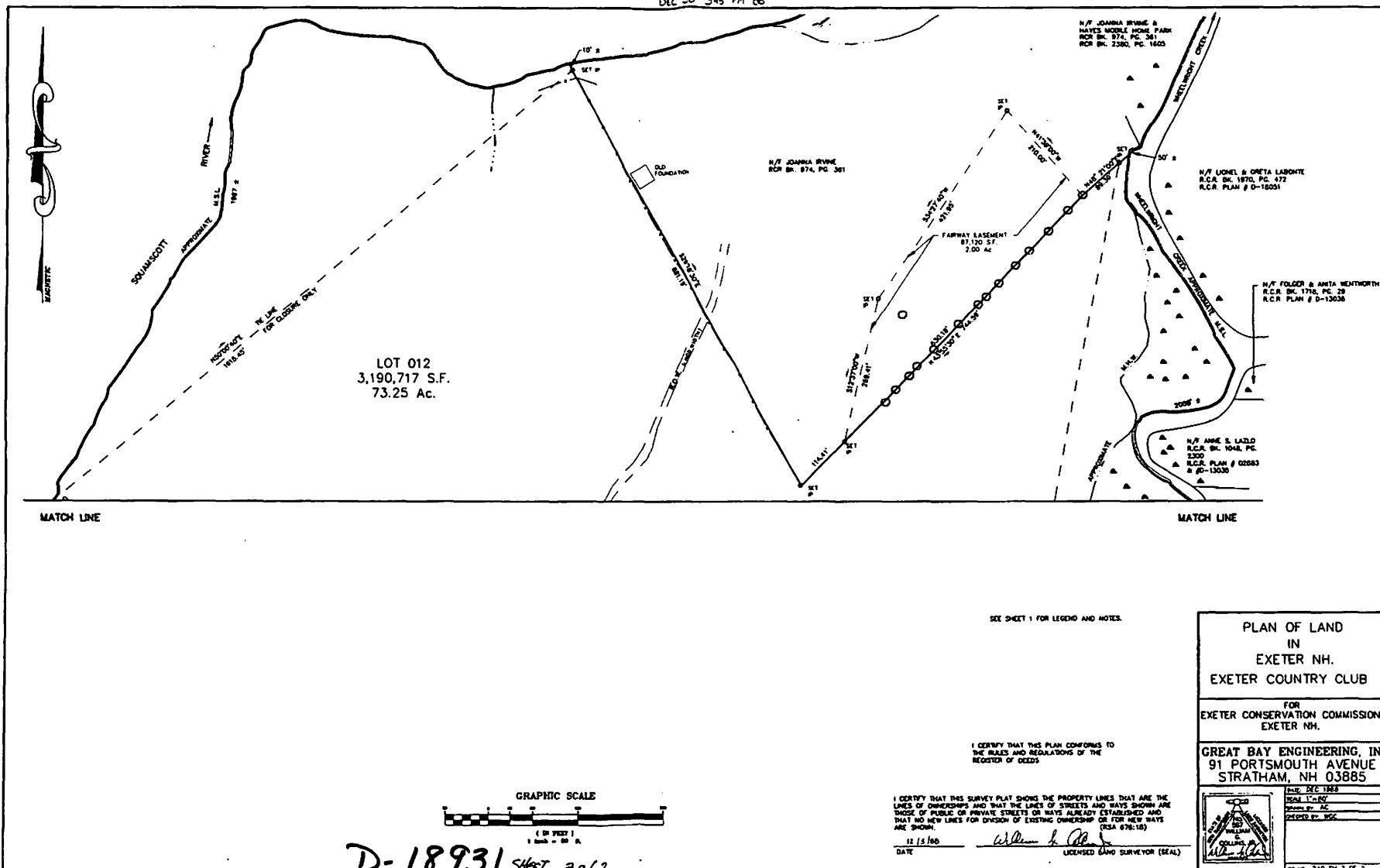
**Source.** 1996, 176:1, eff. Aug. 2, 1996.

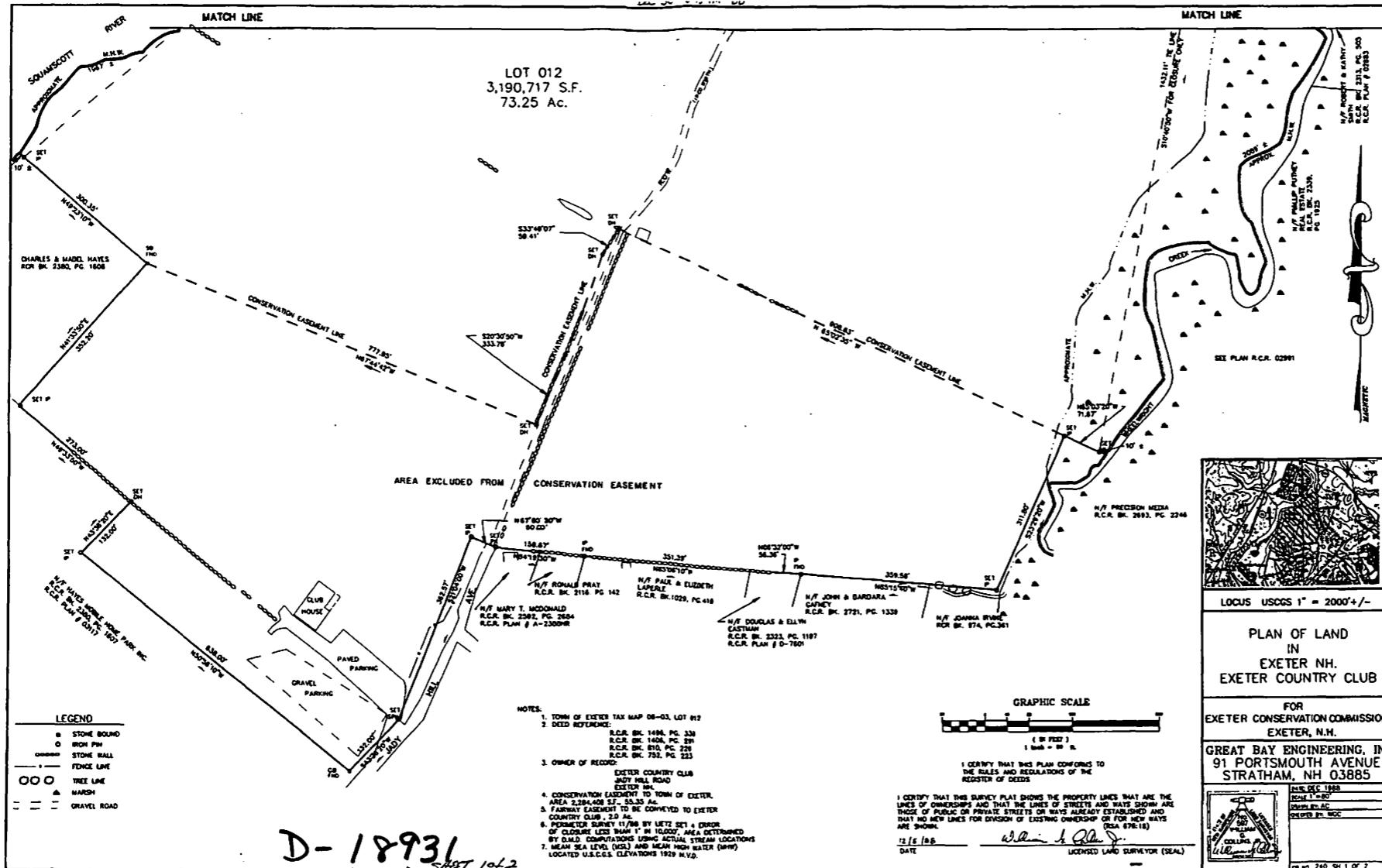
### Section 79-C:15

**79-C:15 Applicability of Chapter.** – All discretionary easement applications which were granted by a municipal governing body on or before August 2, 1996 shall continue to be governed for the remainder of their term of years by RSA 79-A, including those provisions amended or repealed by 1996, 176. This chapter shall apply only to applications for discretionary easements granted after August 2, 1996. The intent of the legislature is to honor the statutory terms upon which the parties relied and under which discretionary easements were granted before the effective date of this chapter. When those easements granted on or before August 2, 1996 expire, they shall be subject to renewal under this chapter.

**Source.** 1997, 47:1, eff. May 19, 1997.

Application D 66  
April 1<sup>st</sup>, 2026





## **Front Street/Linden Street/Pine Street Roundabout Update**

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

## **List for Select Board meeting February 17, 2026**

<b>Abatement</b>				
Map/Lot/Unit	Location	Amount	Tax Year	
64/105/22	22 Hayes MH Park	\$913.61	2025	

<b>Veterans Credit</b>			
<u>Map/Lot/Unit</u>	<u>Location</u>	<u>Amount</u>	<u>Tax Year</u>
68-6-428	4 Sterling Hill Ln #428	\$500.00	2026

## **Permits & Approvals**

## **Donation Acceptance Approval**



## TOWN OF EXETER, NEW HAMPSHIRE

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

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

**TO:** EXETER SELECTBOARD & MELISSA ROY, INTERIM TOWN MANAGER  
**FROM:** COREY STEVENS, FINANCE DIRECTOR  
**SUBJECT:** PAIRPOINT PARK DONATION ACCEPTANCE  
**DATE:** FEBRUARY 17, 2026

---

In your packet this evening is a roster of donations that were collected during the months of December and January related to the Pairpoint Park project. In addition, I've included a Donation Acceptance Form in the amount of \$1,250 for Board signature, if the donations are approved. Please consider accepting these donations toward the park project.

*Move that the Selectboard accept donations received during the months of December and January totaling \$1,250.00 for the design and construction of Pairpoint Park, and to direct the funds be held by the trustees of trust funds in the Pairpoint Park Fund. Disbursement of the funds shall be made by authorization of the Town Manager for the purpose of designing and/or constructing Pairpoint Park.*

*Corey*



## TOWN OF EXETER, NEW HAMPSHIRE

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

### DONATION ACCEPTANCE FORM

Name of Donor: Multiple - See Attached List

Contact Information (address, phone, email): Attached

Description of Donation: \$1,250

Conditions of Acceptance or Donor Designation: For the Design & Construction of Pairpoint Park

Intended Use: For the Design & Construction of Pairpoint Park

Donor Estimate of Current Value (non-cash): \_\_\_\_\_

---

### TOWN USE ONLY

Potential immediate or initial acquisition or installation cost, any on-going maintenance or replacement cost:

\_\_\_\_\_

Remarks: \_\_\_\_\_

Selectboard:

**ACCEPTED / DENIED**

Date: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

cc: *Town Manager, Finance Department*

## Roster: Pairpoint Park Donations

Start Date: 1/1/2026      End Date: 1/31/2026

Name	City	Fee Paid
<b>Berry, Timothy</b> <b>Registration Date:</b>	Exeter	\$100.00
<b>Dragutinovic, Miljo</b> <b>Registration Date:</b>	Exeter	\$100.00
<b>Gladstone, Alan and Wendy</b> <b>Registration Date:</b>	Exeter	\$200.00
<b>Herring, Brad</b> <b>Registration Date:</b>	Exeter	\$100.00
<b>Nixon, Sherri</b> <b>Registration Date:</b>	Exeter	\$150.00
<b>Scales, Susan</b> <b>Registration Date:</b>	Exeter	\$500.00
<b>Thurber, Simonida</b> <b>Registration Date:</b>	Exeter	\$100.00

## **FY26 Transportation Funding Applications Acceptance**



Town of Exeter, New Hampshire

Human Services - Transportation

FY 2026

**RECEIVED**

AUG 11 2025

**Town Manager's Office**

**Organization's Name:**

Rockingham Nutrition & Meals on Wheels Program (DBA Meals on Wheels of Rockingham County)

**Year Founded:** 1978

**Address:** 106 North Road, Brentwood, NH 03833

**Executive Director/Board Chair:** Tim Diaz/ Christine Kelsey

**Tax ID:** 02-0342196

**Applicant contact:** Tim Diaz

**Email address:** tdiaz@rnmw.org

**Address:** Same as above

**Phone:** 603-679-2201

**Organization's Mission Statement:**

Meals on Wheels of Rockingham County's mission is to support the long-term health, independence, and well-being of Rockingham County's older adults.

**Statement of Grant Purpose:**

This grant will help provide transportation to older adults in the Exeter area, 40 hours per week, with a wheelchair- accessible vehicle. Our riders are those over 60 years of age who need transportation to maintain their independence and mobility. We provide rides to and from local grocery stores, pharmacies, medical facilities, the Exeter Senior Center, and other miscellaneous destinations.

**% of overall services that goes to Exeter residents:**

38% of the total number of rides provided last year in Meals on Wheels vehicles were to Exeter residents.

**# of Exeter residents served:** 76, up 11% to last year.

**List all geographic areas served by the organization:**

- We provide 40 hours per week service in Exeter with a wheelchair-accessible vehicle. This service also provides some rides to Stratham residents.
- In Hampton, Seabrook, Hampton Falls, South Hampton, Newmarket, and Kensington, we provide service with an identically-equipped vehicle based in Hampton.
- In Epping, Brentwood, Fremont, Raymond, Candia, Deerfield, Nottingham and Northwood, we provide service with an identically-equipped vehicle based in Raymond.
- For the communities of Danville, Sandown, Hampstead, Atkinson, Plaistow, Newton, Kingston, and East Kingston, we provide service with an identically-equipped vehicle based in Plaistow.

**RECEIVED**

AUG 11 2025

1

**Town Manager's Office**

**Brief detailed description of how the money will be specifically utilized for Exeter residents:**

This award will be used to fund a part of the cost of our wheelchair-accessible van service for Exeter residents for 40+ hours per week. These costs include wages, insurance, fuel, registration, and vehicle repair.

We do receive a per-ride reimbursement from the State and Federal government for these rides, but it does not cover all of our costs. We must make up the difference with appeals such as this one.

In the majority of cases, our service takes people to and from a medical appointment or a grocery store. Other destinations include the Exeter Senior Center, the pharmacy, or a local bank. We also deliver groceries from the St. Vincent de Paul food pantry to a few residents who have trouble getting there on their own.

To better serve our clients, we have recently extended the hours of the Exeter shuttle to accommodate later medical appointments and errands. The shuttle now runs until 6:30 PM, Monday through Thursday. This extended service has proven very helpful, and many people have already taken advantage of the new hours.

Access to our service is crucial to keeping our seniors connected to the community, fighting off feelings of isolation, and allowing clients to retain a sense of well-being and independence.

We remain grateful that Exeter has used the local option fee to develop and maintain a transportation infrastructure for the town. The support we have received from that effort remains crucial to our ability to provide the services we do.

*“I gave up my license at 85, as I knew I could get places with the Exeter Shuttle.”*

*– Meals on Wheels Transportation Client*

*If it wasn't for this service, I would be totally stranded, it is, without exception, my lifeline!*

*- Meals on Wheels Transportation Client*



**Amount received from the Town of Exeter (by year) for the last 3 (three) years:**

**2023 - \$16,000**

**2024 - \$16,000**

**2025 - \$16,000**

**Total Municipal Contributions in 2025: \$26,011 (for transportation)**

**List each town that contributes and the amount received: (for transportation)**

Atkinson	\$ 811
Exeter	\$ 16,000
Hampton	\$ 4,200
Kingston	\$ 1,000
Seabrook	\$ 3,000
Stratham	\$ 1,000

**Organization's total projected budget for next fiscal year: \$4,490,701.00 \***

**Amount Requested: \$16,000**

\*Our operating budget is for both meals and transportation.

**Additional Information Required:**

Please supply the following items for a complete application to be considered:

- Provide a narrative, not to exceed two pages in size 12 font
  - Organization's overview
  - Program's impact on Exeter residents
  - Program changes and or highlights from the past year
- Complete financial statements (please note; the organization's 990 may be requested.)
  - Operating budget
  - Balance sheet
- Board of Directors List
- 2025 funding recipients must submit a written summary of how funds were utilized. This must be done for consideration of current year application.

I certify to the best of my knowledge that the information in this proposal reflects accurate data concerning need and estimates of planned/delivered services. The proposal was considered and approved for submission by the agency Board of Directors on August 7, 2025 (date).

By signing this application, the undersigned offers and agrees, if the proposal is accepted, to furnish items or services that are quoted. This agreement is subject to final negotiation and acceptance by the Select Board and the Budget Recommendations Committee and subsequent contract award.

Director's or Designee Signature

Date:

Submit no later than August 31, 2025:

Town of Exeter

Town manager

10 Front Street

Exeter, NH 03833



Select Board and Budget Review Committee  
Town of Exeter  
10 Front Street  
Exeter, NH 03833

August 8, 2025

Dear Selectmen and Committee Members:

Meals on Wheels of Rockingham County exists to help older and/or disabled adults preserve their health, well-being, and independence. The funds we are requesting will help us provide transportation for older residents with places to go but without the means to drive themselves. This assistance is crucial for anyone who wishes to "age in place" at home, something which benefits the individual involved and the broader community.



Meals on Wheels provides transportation services year round from the Exeter Senior Center. We operate Monday through Friday, 40+ hours per week. Our drivers each hold a CDL and our vehicles are wheelchair-accessible. To better serve our clients, we have recently extended the hours of the Exeter shuttle to accommodate later medical appointments and errands. The shuttle now runs until 6:30 PM, Monday through Thursday. This extended service has proven very helpful, and many people have already taken advantage of the new hours.

We also pride ourselves on the relationship our drivers build with our clients over time:

*"I would miss out on being with my friends on the bus and have a chance to meet other people. This service is so very important to many of us. Our bus driver is wonderful to us."*

- Comment from our 2024 Annual Client Survey

*"I love the transportation and all the good people that run the bus and see that I am taken care of. You're all wonderful saints, so kind and nice."*

- Comment from our 2024 Annual Client Survey

#### MEALS ON WHEELS TRANSPORTATION DELIVERS FOR EXETER AND ITS RESIDENTS

The continued increase in fuel and food costs over the past two years has been difficult for both our agency and our clients. Despite this, our Exeter service is going strong. (We saw an 11% increase in Exeter riders year-over year and are looking into expanding our hours of service.) Every week, we bring Exeter residents to and from medical appointments, shopping destinations, the Exeter Senior

Center for lunch, or a local bank. We sincerely believe that without our service, many of our clients would do without many of these critical activities, and the consequences could be dire. We do everything we can to keep that from happening.

Beyond the very tangible benefit of any given ride, picking up a prescription or getting to the store, access to our service keeps our seniors connected to the community and helps them retain the sense of well-being and independence they deserve.

We are also dedicated to a high quality of service. I am happy to report that in our most recent survey, 100% of our Exeter bus respondents rated our service "Excellent" or "Very Good."

Meals on Wheels has been serving Exeter residents in this way since 1979. We strive to do our best to keep our requests reasonable, our costs under control, and the quality of our service high for the people of Exeter. Please let me know if you have any questions or need more information about our agency or services.



Thank you again for your consideration.



Tim Diaz  
Executive Director

**Rockingham Nutrition and Meals on Wheels, Inc.**  
**Statement of Financial Position**  
As of June 30, 2025

	<u>Total</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
105 Citizens Bank	1,183,183
120 Schwab (reserves)	2,624,957
<b>Total Bank Accounts</b>	<b>3,808,141</b>
<b>Accounts Receivable</b>	
200 Accounts Receivable	143,600
250 Rockingham County In Kind	930,809
<b>Total Accounts Receivable</b>	<b>1,074,409</b>
<b>Other Current Assets</b>	
123 Employee Receivables	0
130 Prepaid Rent	345
133 Prepaid Expense	17,753
135 Prepaid Insurance	178
138 Temporary A/R	0
141 Undeposited Funds	30
201 Allowance for Doubtful Account	0
<b>Total Other Current Assets</b>	<b>18,306</b>
<b>Total Current Assets</b>	<b>4,900,856</b>
<b>Other Assets</b>	
129 Motor Vehicles	91,332
131 Lease Hold Improvement	170,112
132 Office Equipment	83,605
144 Petty Cash	1,115
1650 Accumulated Depreciation	-181,028
<b>Total Other Assets</b>	<b>165,137</b>
<b>TOTAL ASSETS</b>	<b>5,065,992</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
205 Accounts Payable	133,877
<b>Total Accounts Payable</b>	<b>133,877</b>
<b>Credit Cards</b>	
203 Shell Fleet Plus	735
204 Dell Business Credit	0
206 Citizens Credit Card	9,984
207 Wal-Mart Credit Card	0
209 Irving Credit Card	679
210 Staples Business Credit	0

**We help older adults  
lead the independent,  
connected, and  
nourished lives they  
deserve.**

Support Meals on Wheels



#### CONTRIBUTE ONLINE

Credit, Debit, Paypal, Venmo



#### SEND A CHECK

MOWRC  
106 North Road, Brentwood, NH 03833



#### IN MEMORIAM

Donate in memory of a loved one  
and make a lasting contribution.

## CONTACT US



Administrative Office

106 North Road | Brentwood, NH 03833



(603) 679-2201



Admin@RNMOW.org



[www.RockinghamMealsOnWheels.org](http://www.RockinghamMealsOnWheels.org)



@RNMOW



Interested in volunteering or joining our  
team? Contact us to get additional  
details.



MEALS ON WHEELS  
AMERICA 2024 MEMBER



**MEALS ON WHEELS**  
ROCKINGHAM COUNTY



**WE CAN'T WAIT  
TO MEET YOU!**

# OUR SERVICES

**Meals on Wheels of Rockingham County offers meal services to adults over 60+ who may have difficulty driving, shopping, or preparing meals for themselves.**

\*Adults under 60 with a disability may also be eligible for services



## HOME MEAL DELIVERY



### MAKING MEALTIME EASIER

Let us bring you a fresh meal made right here in Rockingham County.

- Hot and Cold meal options. Choices every day!
- Deliveries 5 days per week in every city and town in Rockingham County
- Options available for cardiac-friendly and low-sugar meals

**We would love to stop by, give you a great meal, and say hello.**

### Menu Favorites

#### HOT MEALS

Mediterranean Haddock  
Yankee Pot Roast  
Hawaiian Pineapple Chicken  
Vegetable Quiche

#### COLD MEALS

Italian Sandwich  
Gourmet Roast Pork Sandwich  
Greek Salad  
Seafood Salad

## LUNCHEONS



### FRESH FOOD! FRIENDSHIP! FUN!

Join us on weekdays for a great lunch, company, and conversation along with Monthly Meal Specials

- Games
- Activities
- Entertainment
- Exercise

**Luncheons are a great way to get out of the house, socialize, and have a healthy meal. We hope you'll join us!**



### HOW MUCH DOES IT COST?

We **do not** charge for our meals. We encourage a suggested donation of \$3 for meals and up to \$5 for our transportation services.

### HOW DO I GET STARTED?



Call our main office at (603) 679-2201 to speak with one of our Administrative staff.



### TRANSPORTATION

Lending a helping hand to get you from A to B and back again.

- Luncheons and activities at one of our meal centers
- Medical appointments
- Pharmacy
- Grocery shopping
- Wheelchair friendly vehicles

**Let us help you go about your business.**

RECEIVED



TOWN OF EXETER, NEW HAMPSHIRE  
HUMAN SERVICES-Transportation  
FY 2026

AUG 29 2025

Town Manager's Office

**Organization's Name:** Transportation Assistance For Seacoast Citizens (TASC) **Year Founded:** 2008

**Address:** Hobbs House Community Center, 200 High Street, Hampton, NH 03842

**Executive Director/Board Chair:** Carol Gulla/Ryan Auger

**Tax ID Number:** 26-2869209

**Applicant Contact:** Carol Gulla

**Email:** coordinator@tasc-rides.org

**Address:** 200 High Street, Hampton, NH 03842 **Phone:** 603-926-9026

---

**Organization's Mission Statement:** TASC Rides helps people maintain their health, independence, and dignity by mobilizing volunteer drivers to provide rides to eligible residents of the New Hampshire Seacoast communities we serve.

**Statement of Grant Purpose; e.g. This grant will be used...:** TASC Rides is requesting funds from Exeter's Local Transportation Fund to help defray the cost of recruiting, training, and mobilizing volunteer drivers as well as coordinating rides provided to eligible residents of 11 seacoast area communities. Exeter is one of those communities.

**% of overall services that goes to Exeter residents:** 30%

**# of Exeter residents served:** 58

**List all geographic area(s) served by organization:** Brentwood, Exeter, East Kingston, Greenland, Hampton, Hampton Falls, Kensington, North Hampton, Rye, Seabrook, and Stratham

**Brief Detailed description of how the money will be specifically utilized for Exeter residents:** Funds will be used to help cover costs associated with mobilizing TASC's volunteer driver corps to serve Exeter residents.

These costs include:

- recruiting, training, and insuring volunteer drivers
- background checks to vet volunteer drivers
- mileage reimbursement for volunteers who participate in this program
- fuel and maintenance for our wheelchair accessible van
- coordinating volunteer drivers with residents in need of rides
- publicizing the service to Exeter residents
- active planning/collaboration with other agencies/organizations to increase transportation service provided to Exeter residents.

**Amount received from the Town of Exeter (by year) for the last 3 (three) years:**

2023 - \$16,000 2024 - \$16,000 2025 - \$16,000

Total Municipal Contributions in 2025: \$37,150

List each town that contributes, and the amount received: Hampton, \$9,600; Seabrook, \$3,200; Stratham, \$3,000; County, \$4,000; Brentwood, \$750; Hampton Falls, \$600.

**Organization's total projected budget for FY 2024:** \$ 188,834 **Amount Requested:** \$16,000

**Additional Information Required:**

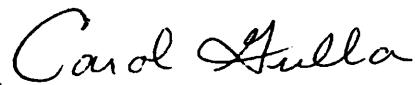
Please supply the following items for a complete application to be considered:

- Provide a narrative, not to exceed two pages in size 12 font
  - Organization's overview
  - Program's impact on Exeter residents
  - Program changes and/ or highlights from the past year
- Complete financial statements (Please note: the organization's 990 may be requested)
  - Operating budget
  - Balance sheet
- Board of Directors List
- 2025 Funding recipients must submit an Annual Report prior to consideration of 2024 application

I certify to the best of my knowledge that the information in this proposal reflects accurate data concerning need and estimates of planned/delivered services. The proposal was considered and approved for submission by the agency Board of Directors on 8/28/2025 (date).

By signing this application the undersigned offers and agrees, if the proposal is accepted, to furnish items or services that is quoted. This agreement is subject to final negotiation and acceptance by the Select Board and the Budget Review Committee and subsequent contract award.

Director's (or Designee) Signature:



Date: 8/29/2025

Submit no later than August 31, 2025

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



### *Making a difference one ride at a time!*

*"TASC Rides' mission is to help people maintain their health, independence, and dignity by mobilizing volunteer drivers to provide rides to eligible residents of the NH seacoast communities we serve."*

#### *Changes to TASC Rides*

We had a website update and changed our DBA from TASC to TASC Rides to reflect the service provided and to be consistent with our web address, [tasc-rides.org](http://tasc-rides.org). The new website includes on-line applications for both new passengers and new volunteer drivers, making it easier for people to access the service.

#### *Summary of Service to Exeter Residents in 2024*

- Six-hundred ninety-five rides were provided for Exeter residents.
  - Three-hundred-seventy (44%) were to destinations other community transportation services do not cover. These include Boston and other Massachusetts locations as well as Manchester, Concord, and other NH locations. Even Dover and Portsmouth, NH. are not served by other community transportation providers.
  - Ninety-one of these rides required TASC Rides wheelchair accessible van and included rides to Burlington and Beverly, MA.
- Through active collaboration with community partners an additional one-hundred-thirty-six rides were arranged for Exeter residents. Active collaboration includes things like ride sharing. For example, the Meals-on-Wheels Exeter Shuttle would take residents to their dialysis treatments and TASC Rides would bring them home. The treatments often ended after the shuttle was off the road for the day
- Forty-four different volunteer drivers collectively drove 15,149 miles serving Exeter residents at a cost to the town of \$1.06 per mile.
  - Only eight of these volunteers were Exeter residents, the rest came from neighboring communities. Our volunteer drivers understand that the need for transportation crosses town lines.

#### *Examples of the Impact of TASC Rides*

- A thirty-six-year-old woman who is recovering from an accident and head injury has been able to get to regular neurology and rehab appointments. She is too young to use other community transportation services.
- A resident was able to get to regular cancer treatments in Dover; a town not served by other community transportation services available to her.

As always, we are grateful to the residents of Exeter for their long-time support,

Carol Gulla, Executive Director

# TRANSPORTATION ASSISTANCE FOR SEACOAST CITIZENS

## 2024 Actual P&L 2025 Budget P&L

	Actual 2024	Budget 2025
<b>TOTAL REVENUE</b>	265,856	184,943
<b>TOTAL EXPENSES</b>	152,967	184,943
<b>NET SURPLUS</b>	112,888	(0)
<b>REVENUE</b>		
Total Direct Public Grants	39,625	20,550
Total Direct Public Support	15,160	23,125
Total Municipal Funding	35,550	37,150
Bank Interest	5,689	6,000
Total Misc. Revenue	-	30
Total Special Events Revenue	169,831	98,088
<b>TOTAL REVENUE</b>	<b>265,856</b>	<b>184,943</b>
<b>EXPENSES</b>		
Business Registration Fees & Misc Exp	92	301
Salaries	89,040	97,660
Employee Benefits	4,402	2,361
Fund Raising	1,099	499
Volunteer Mileage	16,223	17,700
Volunteer Appreciation	1,301	7,500
Volunteer Training	-	150
Volunteer Insurarc CIMA	751	784
Background Checks	365	525
Fuel- Van	-	200
Supplies - Van	-	75
Tolls - Van	67	40
Registration	124	124
Insurance Van	2,344	2,450
Maintenance - Van	746	1,345
Van Parking	-	-
Contract Services	4,455	5,000
Rent, Parking, Utilities	1,800	2,070
Bank Fees	27	-
Books Subscriptions & References- Seacoast media	162	151
Postage, Mailing Service	473	450
Printing & Copying	225	210
Supplies-Other Various	343	750
Computer Hardware/Software	3,749	3,925
Telephone, Telecommunications	2,849	3,250
Volunteer recruitment	2,243	7,800
Insurance- Business liability	659	709
Directors & Officers	881	925
Insurance-Hired/Nonowned Auto	667	700
Event Expenses	8,422	9,650
Staff Development	82	500
Memberships & Dues	852	941
Marketing Expense	108	7,109
Payroll Admin	1,073	962

# TRANSPORTATION ASSISTANCE FOR SEACOAST CITIZENS

## 2024 Actual P&L 2025 Budget P&L

	Actual 2024	Budget 2025
<b>TOTAL REVENUE</b>	265,856	184,943
<b>TOTAL EXPENSES</b>	152,967	184,943
<b>NET SURPLUS</b>	112,888	(0)
Payroll Taxes	6,974	7,727
Worker's Compensation Insurance	371	400
<b>Total Expenses</b>	<b>152,967</b>	<b>184,943</b>
<b>Net Surplus</b>	<b>112,888</b>	<b>(0)</b>

**Statement of Financial Position**  
**Transportation Assistance for Seacoast Citizens**  
As of August 24, 2025

DISTRIBUTION ACCOUNT	TOTAL
<b>Assets</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
02 TASC Checking	18,519.06
03 TASC Savings -MM	37,433.90
06 Reserve Savings	18,503.13
07 Reserve CD	168,727.89
<b>Total for Bank Accounts</b>	<b>\$243,183.98</b>
<b>Accounts Receivable</b>	
11000 Accounts Receivable	
<b>Total for Accounts Receivable</b>	<b>0</b>
<b>Other Current Assets</b>	
12000 Undeposited Funds	
<b>Total for Other Current Assets</b>	<b>0</b>
<b>Total for Current Assets</b>	<b>\$243,183.98</b>
<b>Fixed Assets</b>	
<b>Other Assets</b>	
<b>Total for Assets</b>	<b>\$243,183.98</b>
<b>Liabilities and Equity</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20100 Accounts Payable	
<b>Total for Accounts Payable</b>	<b>0</b>
<b>Credit Cards</b>	
<b>Other Current Liabilities</b>	
20110 Other Current Liabilities	
<b>Total for Other Current Liabilities</b>	<b>0</b>
<b>Total for Current Liabilities</b>	<b>0</b>
<b>Long-term Liabilities</b>	
<b>Total for Liabilities</b>	<b>0</b>
<b>Equity</b>	
30000 Opening Balance Equity	15,349.18
31000 Operating Reserve	184,943.00
32000 Unrestricted Net Assets	76,678.30
Net Income	-33,786.50
<b>Total for Equity</b>	<b>\$243,183.98</b>
<b>Total for Liabilities and Equity</b>	<b>\$243,183.98</b>



TRANSPORTATION  
ASSISTANCE for  
SEACOAST  
CITIZENS

*Making a difference one ride at a time!*

*"TASC Rides' mission is to help people maintain their health, independence, and dignity by mobilizing volunteer drivers to provide rides to eligible residents of the NH seacoast communities we serve."*

**Transportation Assistance For Seacoast Citizens (TASC)  
Board of Directors Roster 2025**

Ryan Auger, President  
907 Bennett Way, Newmarket, NH 03857  
603-702-3563

Alan Ganz, Esq., Vice President  
1 Surrey Lane, Hampton Falls, NH 03844  
617-803-5556

A.Scott Blair, Secretary/Treasurer  
444 Winnacunnet Road, Hampton, NH 03842  
214-405-3134

Jeff Davis, Director  
108 Willowbrook Ave., Stratham, NH 03885  
603-548-0466

Tami Mallett, Director  
22 Vrylena's Way, Hampton, NH 03842  
603-986-4300

Burrell York, Director  
1 Red Fox Road, North Hampton, NH 03862  
781-277-1209



TRANSPORTATION  
ASSISTANCE for  
SEACOAST  
CITIZENS

## 2024 Annual Report

TASC Rides mission is to help people maintain their health, independence & dignity by mobilizing volunteer drivers to provide rides to eligible residents of the NH Seacoast communities we serve.

Service is provided to eligible residents of Brentwood, East Kingston, Exeter, Greenland, Hampton, Hampton Falls, Kensington, North Hampton, Rye, Seabrook and Stratham, NH. Eligible residents are adults who are age 55 or better or have a disability or medical challenge that prevents them from driving. There is no charge for rides with TASC Rides so that cost is not another obstacle for accessing needed transportation.

### TASC Rides by the numbers:

#### 2024 Service Summary:

- 2,866 completed rides provided by 54 TASC Rides volunteer drivers:
  - 767 rides for life-sustaining kidney dialysis treatments
  - 128 rides for cancer treatments
  - 37 rides for counseling/substance use disorders
  - 445 rides for physical therapy and other physical rehabilitative services
  - 597 rides for other medical appointments
  - 57 rides for dental care
  - 82 rides for vision & hearing care
  - 101 rides for shopping/errands
  - 652 rides for social services, personal business, civic engagement & social/recreational activities.
- o This included 143 rides requiring TASC's wheelchair accessible minivan.
- o An additional 492 rides were provided through active collaboration with community partners
- o Unmet need equals 7% of rides requested.
- o TASC volunteer drivers drove 62,905 miles & donated 2,699 hours in service to their neighbors.

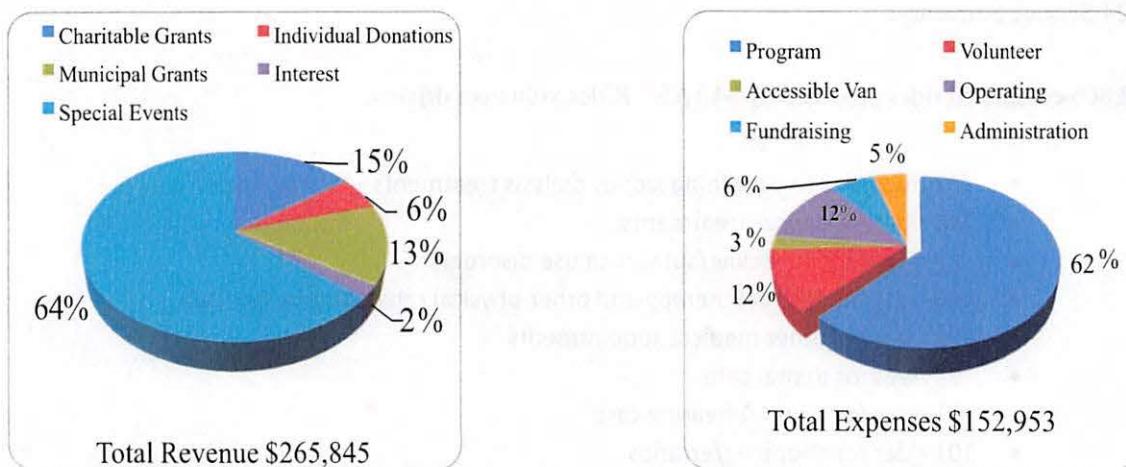
I love New Hampshire. I can't think of a better place to live. Still, NH doesn't have many options for public transportation. Not being able to drive has turned my life upside down compared to if I lived in a city. Still, I would choose NH over a city if given the choice. That's where TASC Rides comes in. This service has been a lifeline that helps me get around. The people who operate it are friendly and accommodating. I've made many friends through the program which shouldn't be discounted. There is rarely silence in the car and conversations are usually lively. TASC Rides is more than just about transportation – it's a chance to make a friend, or to vent, or have a casual talk with a nice person. This part of the service is often forgotten but it's very valuable to me! I hope it can expand in the future because it's a real asset to the NH community in many ways.

*Joe, A TASC Rides passenger*



## MAPPING THE ROAD FOR TASC RIDES FUTURE

Having emerged from a period of financial uncertainty following the pandemic, TASC Rides finished 2023 in a strong financial position, a direct result of successful fundraising initiatives and the remarkable generosity of our community, which continued throughout 2024. This robust support, combined with the development of a conservative operating budget, has been instrumental in securing TASC Rides' long-term financial stability. Demonstrating our commitment to building capacity and ensuring future service, the Board of Directors adopted an Operating Reserve policy, which was fully funded after the close of our fiscal year. Furthermore, we are strategically investing in capacity-building initiatives, including long-term strategic planning. These prudent financial decisions and investments will fortify our ability to reliably serve our community and neighbors for years to come.



**TASC Rides' Volunteers are the heartbeat of our organization**

## **Town Manager Report**

## **Select Board Committee Reports**

## **Correspondence**



January 28, 2026

Board of Selectmen  
Town of Exeter  
10 Front St.  
Exeter, NH 03833

***Re: Annual Customer Notice***

Dear Members of the Board:

Comcast provides its customers with annual notices, including such information as Comcast's customer privacy policy, payment procedures, equipment compatibility and billing dispute and complaint procedures. Enclosed please find a copy of the annual notices received by customers during **2025**. Also enclosed is a copy of the letter provided to the Office of the Attorney General certifying documents were provided during the year ending **2025**.

Should you have any questions, please do not hesitate to contact me via [Chris\\_Hodgdon@comcast.com](mailto:Chris_Hodgdon@comcast.com).

Very truly yours,

*Chris Hodgdon*

Chris Hodgdon, Vice President  
Government & Community Affairs

Enclosures



January 28, 2026

***Via UPS Overnight***

Office of the Attorney General  
Consumer Protection and Antitrust Bureau  
State of New Hampshire  
1 Granite Place South  
Concord, NH 03301

***Re: Annual Customer Notice – Year End 2025***

Dear Attorney General:

In accordance with New Hampshire RSA 53-C:3-d, due no later than January 30, 2026, this letter serves as confirmation for year ending 2025, Comcast has provided customers with annual notices containing information relative to customer privacy policy, payment procedures, equipment compatibility, and billing dispute & complaint procedures.

For your convenience, copies of these documents are enclosed.

If you have any questions, please do not hesitate to contact me at [Chris\\_Hodgdon@comcast.com](mailto:Chris_Hodgdon@comcast.com)

Sincerely,

*Chris Hodgdon*

Chris Hodgdon, Vice President  
Government & Community Affairs

Enclosures



# Comcast Xfinity Privacy Policy

Effective January 1, 2025



We know you care about your privacy and the protection of your personal information<sup>①</sup>. We also know it is our responsibility to be clear about how we protect your information. We designed this Privacy Policy to do just that. It explains the types of personal information we collect, and how we collect, use, maintain, protect, and share this information. This Privacy Policy also tells you about the rights and choices you may have when it comes to your personal information.

Some of what we say in our Privacy Policy is required by law, and may at times seem long and complicated, but we've worked hard to try to make our Privacy Policy easy to understand and provide examples where possible. The Xfinity Privacy Center ([xfinity.com/privacy](http://xfinity.com/privacy)) includes more information about:

- How to review and manage your personal information and account activity
- How to manage your preferences, including setting your marketing and advertising preferences, and restricting certain uses and sharing
- How you can better protect yourself online

You can review this Privacy Policy and the information in the Xfinity Privacy Center anytime. If you still have questions, you can contact us<sup>①</sup> for more information.

## WHEN THE PRIVACY POLICY APPLIES

This Privacy Policy applies to the information we collect when you use or interact with the business entities, products, services, networks, and platforms<sup>①</sup>, including our websites, mobile apps, and other services and devices where this policy is referenced. These may include Xfinity-branded services, Comcast-branded Services, Xumo-branded Services, and other products and services we deliver. This Privacy Policy also applies when you otherwise interact with us. We'll refer to all of these as our "Services" in this Privacy Policy. It also applies to the information we collect about you from third parties.

This Privacy Policy does not apply to the other products, services, websites, and applications<sup>①</sup> (mobile or television) that you may use or interact with through Xfinity platforms. It also does not apply where we process your personal information at the direction of business clients for whom we provide services where you have a relationship with those business clients. Instead, the privacy policies of those other parties will apply.

### Learn more about when the Privacy Policy applies

Because this Privacy Policy describes the privacy practices for all of our Services, some parts may not apply to you. For example, if you do not subscribe to Xfinity Voice (home phone service) or Xfinity Mobile, we will not collect call detail information. If you do not subscribe to Xfinity Home, we will not collect home security event information.

Some Services may have additional privacy practices that may be described to you in different ways, such as in a separate contract for Comcast Business Services. To the extent there is an overlap between this Privacy Policy and a Service-specific privacy policy, the Service-specific policy or agreement will control with respect to that Service.

This Policy does not apply to the non-Xfinity products, services, websites, and applications that you may use through the Xfinity platforms, and we are not responsible for the practices of the companies providing those offerings. For example, if you subscribe to Xfinity Internet and visit a news or shopping website, the privacy policy for that website will apply. If you use one of our platforms to use another company's streaming service, the privacy policy for that streaming service will apply to information it collects about your activity within the app. Likewise, if you connect your smart thermostat to your Xfinity Home security and automation service, the privacy policy of the smart thermostat company will apply to the information it collects. For more information about how these non-Xfinity products, services, websites, and applications use your information, please review their privacy policies.

## THE PERSONAL INFORMATION WE COLLECT AND HOW WE COLLECT IT

To provide you with our Services, we collect your personal information. This can include information that does not directly identify you — such as device numbers, IP addresses, and account numbers. It may also include information that does personally identify you, such as your name, address, and telephone number. We call any information that identifies you "personally identifiable information" or "PII."

If you allow others to use your Services, we will also collect personal information about those individuals. If you use our Services through someone else's account, we will collect information about you, but it may not identify who you are to us. We may also collect information about you from third parties<sup>①</sup>.

We collect this information to provide our Services, communicate with you, respond to your requests<sup>①</sup>, and to tailor our Services<sup>①</sup> to best meet your needs and interests.

### Learn more about the information we collect and see examples

#### What We Collect

- **Contact Information** – Information such as your full name and telephone number that we use to stay in contact with you
- **Account Information** – Information we use to identify who you are and/or to provide or maintain your account and Services, which may include biometric information, such as audio recordings and facial scans when used as a means of identification
- **Analytics and Inferences** – Information related to your household, account, or your use of our Services, and our predictions about what you might like or not like
- **Billing Information** – Information including your financial transactions that are available on your billing statements and other payment receipts
- **Demographic and Interest Information** – Information we obtain from other companies to better tailor our programming, marketing, and advertising services to you
- **Service Activity Information** – Information associated with your use of our Services

In some cases, California requires that we use different names to describe the categories of information that we collect. For more information about these categories, please see the "Additional information regarding other laws and individual rights" section of this Privacy Policy.

## How We Collect Personal Information

We collect personal information about you in several ways.

1. Directly from you when you create an account, interact with our customer service, or interact with us on behalf of your business, such as:
  - Contact information, which may include your name, mailing address, email address, or telephone number
  - Login credentials for our Services, such as your username and password
  - Information regarding your preferences for your experience on the Services, such as your settings and other information you provide us to enable personalization of content
  - Biometric information, such as audio recordings for voiceprints and facial scans that we create in the identity verification process
  - Customer communications records, including records of calls and chats with our customer service representatives
  - Information that you provide when interacting with us on our social media pages, message boards, and other forums, including your username, profile pictures, and comments, as well as information you publicly share about us
  - Photographs<sup>①</sup> or images of your property
  - Payment information, such as your credit/debit card or other financial account information
  - Your Social Security number
  - Your driver's license, state identification cards, or other forms of identification
  - Legal documents, such as documentation of the authority to act on behalf of another person
2. When you use or interact with our Services, such as:

- Household and device video selection and viewing activity<sup>①</sup>
- Voice commands and audio recordings made through voice activated devices that are part of the Services, such as the Voice Remote or our app-based remote
- Geolocation information on where you are at a specific point in time based on your service address to help us authenticate you<sup>①</sup> for certain services on our platform
- IP addresses, device identifiers, and network equipment addresses when devices connect to our Services, and other device information, including information about Devices provided by other companies from which you use our Services
- User activity information on our websites and applications using cookies and other technologies (Cookie Notice: [xfinity.com/privacy/policy/cookienotice](http://xfinity.com/privacy/policy/cookienotice)) and information provided by other companies when you integrate their services with our Services<sup>①</sup>
- Domain Name Server or "DNS"<sup>①</sup> searches and network traffic activity<sup>①</sup> when you use our Services, such as Xfinity Internet, Xfinity Mobile, or Xfinity WiFi
- Geolocation information that indicates where your device is at a specific point in time when you use Xfinity Mobile<sup>①</sup> or enable that function in our mobile apps<sup>①</sup>
- General location information, such as the city or ZIP Code that correlates with the location of a WiFi service access point or with the lease of your device IP address when you use Xfinity Internet or Xfinity WiFi
- The quantity, technical configuration, type, features, call history, and amount of your use of voice services (known as Customer Proprietary Network Information or "CPNI")
- Video and audio recordings, live video and audio streams, motion activity, images, and other events that are captured or recorded when using our Services. For example, this may include capturing video, audio, or motion information (if you have turned these features on) when you use Services such as Xfinity Home security and automation

3. From third parties, such as:

- Credit reporting agencies and other entities that provide credit scoring, identity verification, fraud prevention, and similar services
- Landlords and property owners that provide contact and other information
- Government entities that offer public records
- Consumer data providers that offer demographic<sup>①</sup>, interest<sup>①</sup>, purchase<sup>①</sup>, and other data that we use to tailor our marketing and communications to your interest
- Providers of third-party apps that you use on devices governed by this privacy policy
- Third parties that you use to sign into our Services
- Resellers or third parties that sell you a Xumo device
- Social networks and other publicly available data, like Facebook<sup>①</sup>
- Online advertising companies who may share information about the marketing and advertisements you have seen or clicked on

We do not knowingly allow others to collect personally identifiable information about your online activities over time and across third-party websites when you use our online Services. For more information about cookies and other online tracking technologies, please visit our Cookie Notice ([xfinity.com/privacy/policy/cookienotice](http://xfinity.com/privacy/policy/cookienotice)); to manage your preferences, please visit the Xfinity Privacy Preferences Center ([xfinity.com/privacy/your-privacy-choices](http://xfinity.com/privacy/your-privacy-choices)). You can also use a browser that offers you the ability to use the Global Privacy Control to communicate your privacy preferences to us when you visit our websites; please note that this will not affect how we process your information when you interact with our products and services. In some of our Services, such as Xumo TV, we may also use technologies to attempt to recognize when different devices are used by the same individual.

Because definitions and rules for a "Do Not Track" standard have not yet been established, including whether such signals must be user-enabled, Comcast does not yet respond to "Do Not Track" signals sent from browsers.

## HOW AND WHEN WE USE INFORMATION, INCLUDING FOR MARKETING AND ADVERTISING

We use the information we collect to provide our Services and communicate with you. We also use it to improve our Services, develop new products and services, give recommendations, deliver personalized consumer experiences (including marketing and advertising for our own and others' products and services), investigate theft and other illegal activities, and to ensure a secure online environment.

We may combine information across our systems, platforms, and databases. This includes combining information we receive from third parties and information about your use of our Services. We may also combine information about your use of one Service with information we get from your use of another Service.

### Learn more about our uses of your information and see examples

#### To Provide the Services

- Set up your account and account management
- Measure credit and payment risk
- Service delivery
- Bill and invoice
- Authenticate access to your account, including identity verification
- Management of the network and devices supporting our service and our systems, and other maintenance and operations
- Provide technical support
- Help with hardware and software upgrades for devices and systems

#### To Communicate with You

- Respond to your questions
- Personalize communications and your experience
- Send you service-related announcements and surveys

#### To Understand Your Use of and Make Improvements to Our Services

- Understand the use of our existing Services
- Identify and develop new products and services
- Create measurement and analytics reports for us and others<sup>①</sup>

#### To Provide Recommendations and Deliver Relevant Advertising

- Market the Services
- Recommend movies or television shows to you
- Let you know which products and services we think may be of interest to you
- Help third-party advertisers and programmers deliver more relevant advertising on our Services and other services and platforms

#### To Investigate Theft or Other Illegal Activities, to Ensure a Secure Online Environment, and to Protect Health and Safety

- Detect the unauthorized use, or abuse of the Services
- Protect our customers from fraudulent, abusive, or unlawful use of the Services
- Protect our rights, our personnel, and our property
- Comply with applicable law
- To protect the health and safety of our customers, employees, contractors, or the general public

## WHEN AND WITH WHOM WE SHARE INFORMATION

You are in control of your data. We do not sell, and have never sold, information that identifies who you are to anyone. This includes your Internet usage information, video usage information, or call detail information. If you participate in offers that require us to disclose your identifiable data, we will, but only at your direction and with your consent.

We share personal information with others when it's needed to provide you with our Services, including with credit reporting agencies. We also share personal information with others:

- When you direct us to do so, including to authorize other users on your account
- When required by law or to respond to legal process
- To protect our property or rights or the safety of our employees, our customers, or other individuals

If your internet service or other access is provided in whole or in part by a third party, such as a landlord or property owner, educational institution, local government, or nonprofit entity, we may share with them information collected during your registration, as well as service tier, activation, and/or aggregated usage information.

If we share your personal information with other companies for their own marketing and advertising activities, we will first get your consent. This may be through opt-in or opt-out settings<sup>①</sup>, depending on the type of personal information shared.

We may also share personal information that does not identify you with third parties for their own marketing and advertising purposes, which you can opt out of. This mainly occurs when you interact with our websites and mobile applications that contain third-party cookies or other advertising trackers. To learn more about this, please read our Cookie Notice ([xfinity.com/privacy/policy/cookienotice](http://xfinity.com/privacy/policy/cookienotice)).

### Learn more about when and with whom we share information

#### **The Comcast Family of Businesses**

If Comcast shares the personal information it collects about you with separate Comcast companies, including our parent company Comcast Corporation and its subsidiaries, such as NBCUniversal and Sky, to use for their own purposes, we will first give you the choice to opt out of or opt in, as appropriate, in the Xfinity Privacy Preferences Center ([xfinity.com/privacy/your-privacy-choices](http://xfinity.com/privacy/your-privacy-choices)).

#### **Account Owners and Other Authorized Users**

We may share information about a customer's account and use of a Service to the primary account owner following appropriate authentication. The primary account owner may also allow others to see information on the account.

#### **Service Providers**

To provide and support the Services, sometimes we use other companies as service providers to transmit, collect, process, or store information for us. We require these service providers to treat the information we share with them as confidential and to use it only for providing their services to us. These include:

- **Billing and collection providers**, such as payment processors and organizations that assist us in assessing your credit and payment status
- **Accounting, auditing, and tax providers**
- **Insurance providers**
- **Professional services providers**, such as firms that provide consultative services, assist with improving our programming, provide legal services, or supply project-based resources and assistance
- **Analytics services**, including entities that analyze traffic to and on our websites, analyze how our Services are used, and assist with identifying and communicating with potential customers
- **Marketing, advertising, and sales entities** that assist us in creating and executing marketing, advertising, and sales programs, including order application processing, and printing, mailing, and electronic communications services
- **Security providers**, such as entities that assist with security incident verification and response, service notifications, fraud prevention, identity verification and management, and authentication
- **Information technology providers**, such as entities that assist with website design, hosting, and maintenance, data and software storage, and network operations
- **Customer service support**, including services related to our call centers, installation, maintenance, and repair services

#### **Third Parties**

We do not sell, and have never sold, information that personally identifies who you are to anyone. Although permitted by federal law, we do not disclose your name and address to non-governmental entities, such as charities or businesses, for their own marketing purposes.

Sometimes, you may ask us to share information that personally identifies you with another company<sup>①</sup>. In that instance, we will make sure you give us clear direction about what you want us to share and with whom, before we share that information.

Other sharing with third parties can include:

#### **Social Media Companies**

You may interact with parts of our Services that cause information to be published to your social networks. For example, you may click on a Facebook "like" button, which publishes to your Facebook account that you "like" one of our Services. On those parts of our websites with social network functionality, a social network may be able to collect information about you. For example, if a page contains a Facebook "like" button, Facebook may be able to collect data about your visit to that page, even if you don't click on the "like" button. To control this sharing of information, please review the privacy policy of the relevant social network and/or sign out of it before you use our Services.

#### **Online Advertising Partners**

We may use cookies or other technology to deliver personalized advertising<sup>①</sup> to you when you visit other websites, including advertising based on the products and services you viewed on our Services. We also allow our partners, including advertisers and service providers, to use cookies and similar tracking technologies when you use our Services. For more information about the use of cookies and other technologies on our online Services, please see the Cookie Notice ([xfinity.com/privacy/policy/cookienotice](http://xfinity.com/privacy/policy/cookienotice)).

#### **Audience Measurement and Analytics Companies**

We work with business partners to help us measure and analyze how our customers are using our Services. For video, this includes assessing which programs are most popular, how many people watch a program to its conclusion, whether people are watching advertisements, and what programming and video content we will carry on the Services. It also includes determining how our customers prefer to view certain kinds of programming when they use our Services, such as whether they like to watch certain programs live, or if they prefer to view them on demand, on mobile devices, or online. Our business partners may compile this information into reports with aggregated and anonymous statistics that are then made commercially available (for example, a ratings report that indicates what percentage of viewers watched a particular program live vs. on-demand). Xfinity Stream includes Nielsen's proprietary measurement software, which will allow users to contribute to market research, like Nielsen's television ratings. By visiting [nielsen.com/digitalprivacy](http://nielsen.com/digitalprivacy), users can access more information about the measurement software and learn about their choices with regard to Nielsen's measurement.

#### **Non-Xfinity Apps and Partners**

Certain Services enable you to interact directly with technology provided by other companies, such as using a non-Xfinity video app<sup>①</sup> available through our Services, or accessing our Services through another company's platform or device<sup>①</sup>. When you use our Services in connection with any technology provided by another company, you are directing us to

interact with that company and that company may collect information from you and our Services. This Privacy Policy does not cover the privacy practices of other companies. For more information about how those companies use your information, please review their privacy policies. For more information about non-Xfinity apps supported on our video Services, please visit [my.xfinity.com/privacy/providers](http://my.xfinity.com/privacy/providers). Certain apps may also run using technology provided by Metrological, a separate Comcast company not subject to this Privacy Policy, whose privacy practices are described at [metrological.com/privacypolicy](http://metrological.com/privacypolicy).

#### **Consumer Reporting Agencies**

We disclose information that personally identifies you to consumer reporting agencies that may be subject to other laws, including the Fair Credit Reporting Act. These disclosures may include information that helps validate your identity, such as your name, current and former addresses, contact information, Social Security number, government-issued identifiers, your payment history and account status, and other identifying information.

#### **Public Safety Authorities**

If you have our Xfinity Voice service, Comcast will disclose your name and contact information to public safety authorities such as 911/E911 and related emergency services.

#### **Directory Services, Assistance, and Caller ID**

Your name, address, and telephone number may be sent to publishers to be printed in directories and posted in online directories. Once that information is printed or posted online, it is outside of our control and may be sorted or repackaged and made available again in different formats by anyone, including data aggregators, for a variety of purposes, including marketing. For a fee, you can choose to have a nonpublished number, which means that Comcast will not provide your name, address, and telephone number for publishing in the phone book and online directories. You can also choose to have a published number, but choose the "omit address feature," which means we will not provide your street address for publishing in the phone book and online directories. If initiating service online, select "non-published" option, otherwise call 1-800-XFINITY to sign up.

We may also make your number, name, and address available to directory assistance (411) providers. If you have a nonpublished number, Comcast will not make your number available through directory assistance. Comcast may still share your name and address with the 411 provider when specified by law (but the provider is not authorized to share your non-published number).

Please note: While the non-published feature will keep your name, address, and telephone number out of printed and online directories over which Comcast exercises control, even a non-published phone number may exist in databases not controlled by Comcast – if, for example, your present telephone number or address was previously published under your name, or if you provided this information to businesses or government agencies. One way to help protect your privacy may be to request assignment of a new telephone number (with which your name has not previously been associated). You may also want to activate Caller ID Blocking or select the do-not-call option.

Caller ID provides your name and telephone number to the person you are calling – even if you have a nonpublished number. Per Line Caller ID Blocking will automatically block Caller ID for all calls you make from your registered telephone number and can be activated by calling 1-800-XFINITY. Per Call Caller ID Blocking will block name and number on a per-call basis and can be activated by dialing \*86 before each call you want to block.

#### **Potential Purchasers of our Business**

If we enter into a potential or actual merger, acquisition, or sale of all or a portion of our assets, then information about you and your subscription will, in most cases, be shared or transferred as part of the transaction. This includes information that personally identifies you. If this Policy will be changed as a result of such a transaction, you should refer below under "Changes to this Privacy Policy."

#### **Government and Other Entities When Required by Law or To Protect Comcast and Others**

There are times when we may be required by law to disclose information about you to third parties. This may happen with or without your consent, and with or without notice, in compliance with the terms of valid legal process such as a subpoena, court order, or search warrant.

If you subscribe to our Xfinity Video service, Comcast may be required to disclose information that personally identifies you to a governmental entity in response to a court order. In this case, the Cable Act requires that you be given the opportunity to appear in a court proceeding to contest any claims made in support of the court order, and the governmental entity must offer clear and convincing evidence that you are reasonably suspected of engaging in criminal activity and that the information sought would be material evidence in the case. For more information, see "Your Rights and Our Limitations Under Federal Laws."

If you subscribe to the Xfinity Internet, Voice, Mobile, or Home security and automation Services, Comcast may be required to disclose information that personally identifies you to a governmental entity in response to a subpoena, court order, or search warrant, depending on the type of information sought. We may be prohibited from notifying you of any such disclosures by the terms of the legal process.

A non-governmental entity, such as a civil litigant, can seek information that personally identifies you or your use of the Xfinity Video, Internet, or Voice Services only pursuant to a court order, and we are required by the Cable Act to notify you of such court order. If Comcast is required to give information that personally identifies you to a private third party in response to a civil court order for these or other Services, we will notify you prior to making such disclosure unless legally prohibited from doing so.

We may also disclose information that personally identifies you as permitted by law and without your consent when it is necessary to protect our customers, employees, or property; in emergency situations; or to enforce our rights under our terms of service and policies.

### **HOW WE PROTECT YOUR INFORMATION**

We follow industry-standard practices to secure the information we collect to prevent the unauthorized access, use, or disclosure of any personal information we collect and maintain. These security practices include technical, administrative, and physical safeguards, which may vary, depending on the type and sensitivity of the information. Although we take the responsibility of safeguarding your personal information seriously, no security measures are 100% effective and we cannot guarantee that these practices will prevent every unauthorized attempt to access, use, or disclose your information. Comcast also takes additional steps to increase the security and reliability of customer communications. We do not read your outgoing or incoming email, file attachments, video mail, private chat, or instant messages. However, we (along with our service providers) use software and hardware tools to help prevent and block "spam" emails, viruses, spyware, and other harmful or unwanted communications and programs from being sent and received over Comcast.net email and the Comcast Services. To help protect you and the Services against these harmful or unwanted communications and programs, these tools may automatically scan your emails, video mails, instant messages, file attachments, and other files and communications. We do not use these tools for marketing or advertising.

### **HOW LONG WE KEEP YOUR INFORMATION**

We keep your personal information for different lengths of time depending on the type of information and the business and legal requirements. For example, if you are a customer, we keep information that personally identifies you as long as you subscribe to one or more of our Services. If you no longer subscribe to a Service, we still may need that information for business and legal requirements, such as to protect against fraud, calculate taxes, or respond to legal requests. Other information is deleted automatically after a set period of time, often set by law, unless we are legally required to hold it longer, such as for pending litigation. We destroy, de-identify, or anonymize the information when it is no longer needed in identifiable form.

### **THE CHOICES YOU HAVE TO CONTROL OUR USE OF PERSONAL INFORMATION**

You have many choices about how we communicate with you and how we use or share your information. You can manage these settings in the Xfinity Privacy Preferences Center ([xfinity.com/privacy/your-privacy-choices](http://xfinity.com/privacy/your-privacy-choices)). If you change your mind, you can update your preferences any time.

## **ADDITIONAL INFORMATION REGARDING OTHER LAWS AND INDIVIDUAL RIGHTS**

If you're a resident of one of the following places, go to [xfinity.com/privacy/policy](http://xfinity.com/privacy/policy) to review the additional privacy notice and information that applies to you.

California  
Colorado  
Connecticut  
Delaware  
Iowa  
Maine  
Montana  
Nebraska  
New Hampshire  
New Jersey  
Oregon  
Texas  
Utah  
Virginia  
Washington/Nevada  
EEA, Switzerland, and United Kingdom

## **CHANGES TO THIS PRIVACY POLICY**

We may change this Privacy Policy over time as our business needs and those of our customers change. If we make material changes to this Privacy Policy that increase our rights to use personal information that we have previously collected about you, we will notify you through written, electronic, or other means so that you can make any necessary decisions about your ongoing use of our Services.

## **HOW TO CONTACT US WITH QUESTIONS ABOUT THIS PRIVACY POLICY**

- **Send Us a Message:** [Comcast\\_Privacy@comcast.com](mailto:Comcast_Privacy@comcast.com)

Be sure to include your name and address, your Comcast account number (if applicable), and a daytime telephone number where we can reach you.

## **MORE INFORMATION ABOUT SOME OF THE TERMS AND PHRASES USED IN THE POLICY**

Below you can find illustrative examples and more information about the terms used in the policy that have ① next to them.

**Personal Information:** Includes any information that is linked or reasonably linkable to you.

**Products, services, networks, and platforms:** Examples of when this policy applies include: Xfinity® TV and Streaming, Xfinity Internet, xFi and Xfinity Advanced Security, Xfinity Voice, Xfinity Stream app, Xfinity WiFi service, Xfinity Home, Xfinity Mobile, Xfinity Flex, Comcast Business Services, Effectv, Xumo, Xumo TV, Xumo Play.

**Other products, services, websites, and applications:** For example, if you use the Peacock app on your X1 or Xfinity Mobile phone, NBCUniversal's privacy policy will apply to the information collected through that app.

**Third parties:** Third parties are other companies that collect or maintain information about you and share it with us, such as credit bureaus who share information with us when you sign up for service and consent to a credit check.

**Respond to your requests:** In order to provide better customer service, we keep track of when you contacted us, what the issue was and what is the best way to get in contact with you.

**Tailor our services:** We collect data from third parties to better understand your interests and provide personalized offers.

**Photographs:** For example, we may take a picture of your porch or doorstep with the equipment we deliver to you or aerial photographs of our network to assess network safety and compliance.

**Video selection and viewing activity:** When you use the video services we directly provide, such as Xfinity TV and the Xfinity Stream app, we know what video selection you made in order to deliver it to you. When you access content from third-party applications on the X1, Flex, or Xumo TV platform, we will only know that you accessed that application, not what you do within those video selections unless you have allowed the sharing of this information.

**To help us authenticate you:** Some of our services can only be provided in certain geographic areas and require us to know that you are physically located at your service address in order to use them or access information.

**Information provided when you integrate other services with our Services:** For example, if you download or use another company's tools or features that are compatible with our Services, that other company will collect information about your use of those tools and features and may share additional information with us.

**DNS:** The address book of the Internet is known as DNS, or Domain Name System. It's how people navigate the Internet. Millions of Comcast customers look up billions of addresses online every day. We delete the DNS queries generated by our Internet customers every 24 hours except in very specific cases where we need to research a security or network performance issue, protect against security threats, or comply with a valid legal request. You may decide to keep that information in your account longer when you enable certain features, such as our advanced security services that allow you to see the websites that are blocked for up to 30 days. But we've never used that data for any sort of marketing or advertising – and we have never sold it to anyone.

**Network traffic activity:** Where you go on the Internet is your business, not ours. We limit our use of customer network traffic activity to assess how the network is performing; understand trends; stay ahead of capacity demands; build, test, and improve our products and services; and for fraud and security purposes. We do that with a sample of network data and we only connect our customer's network activity to particular individuals when necessary for security or fraud purposes, or required by law.

**Xfinity Mobile:** We don't sell, and have never sold, your location data when you use our Xfinity Mobile service.

**Mobile apps:** If you are using a mobile device to access our Services, we may need to know the location of your mobile device or other device in which you have installed one of our applications for certain functionality, such as connecting you to a nearby Xfinity WiFi Hotspot. We will request your consent to collect and use precise geolocation information before we do so. You can prohibit the collection of this information through your device's settings (see "Your Choices") but doing so may limit certain functions and features of our Services.

**Demographic:** Information like gender, age, and census records.

**Interest:** Information that indicates your interest in things like sports, travel, or cooking.

**Purchase:** Information from loyalty program or public records.

### **Learn more about your privacy choices**

For your convenience, we have created the Xfinity Privacy Preferences Center ([xfinity.com/privacy/your-privacy-choices](http://xfinity.com/privacy/your-privacy-choices)), where you can manage:

- how we process personal information linked to your account for certain uses associated with audience measurement, analytics, and personalized advertising for third-party products and services based on your interests
- whether we use your sensitive personal information for personalized recommendations, advertising, and marketing
- your preferences regarding which cookies are stored by our website in your browser when you visit
- your preferences regarding communications, offers, and notifications from us

You can find out more about the choices you have and set your preferences. If you change your mind, you can return any time to update it. Some of the choices are limited to our use of certain customer information and may require you to sign into your account.

We understand that sometimes you may want to speak to a Comcast representative who can assist you with your choices. You can contact Comcast at 1-800-XFINITY and ask us to put your name on our internal company "do not call," "do not mail," or "do not knock" list.

If you subscribe to Xfinity voice service, when you are interacting with one of our customer service representatives, such as on a call, in our offices, or during an online chat session, we may ask you for your oral consent to the use of your customer proprietary network information or "CPNI" for the purpose of reviewing your account and providing you with an offer for other products and services. If you provide consent, Comcast may use your CPNI only for the duration of that telephone call or discussion in order to offer you additional services. If you deny or restrict your approval for us to use your CPNI, you will suffer no effect, now or in the future, on how we provide any services to which you subscribe.

Additional privacy preferences may be available to you on the devices you use to access the Services.

### **HOW TO ACCESS AND CORRECT THE INFORMATION IN OUR RECORDS**

Part of our commitment to transparency includes giving our customers access to the personal information we have about them. If you subscribe to our Services, you have the ability to see and correct your personally identifiable information through your online account services.

Certain states may give you additional rights, as described in the "Additional information regarding other laws and individual rights" section of this Privacy Policy.

All individuals may also make requests to access and correct certain personal information, and to have us delete certain personal information through our Privacy Center by visiting [xfinity.com/privacy/requests](http://xfinity.com/privacy/requests).

### **Learn more about how to access personally identifiable customer information**

If you subscribe to an Xfinity Service, you may correct or update information in your account by visiting [xfinity.com](http://xfinity.com) or by contacting us as described below. If you are an Xfinity Home customer, you can also correct or update your contact and emergency information in the Xfinity Home app. We will correct our records once we have verified that the changes you request are proper.

If you subscribe to Xfinity TV, Internet, or Voice services and would like to see your own personally identifiable information, other than your customer proprietary network information ("CPNI"), you may do so at your local Comcast office. To do so, please contact us by email at [Comcast\\_Privacy@comcast.com](mailto:Comcast_Privacy@comcast.com) or by phone at 1-800-XFINITY, giving us a reasonable period of time to locate and, if necessary, prepare the information for review, and to arrange an appointment during regular business hours. You will need to have proper identification and will only be able to see the personally identifiable information in your account and no other account.

If you make a written request for a copy of your Xfinity Voice or Mobile CPNI, we will provide you with the relevant information we have by mailing it to your account address, or to any person authorized by you, if we reasonably believe the request is valid. However, subscribers to our Xfinity Voice and Mobile Services should be aware that we generally do not provide them with records of any inbound or outbound calls or other records that we do not furnish in the ordinary course of business (for example, as part of a bill) or which are available only from our archives, without valid legal process such as a court order. In addition, we cannot correct any errors in customer names, addresses, or telephone numbers appearing in, or omitted from, our or our vendors' directory lists until the next available publication of those directory lists. Further, we may have no control over information appearing in the directory lists or directory assistance services of directory publishers or directory assistance providers that are not owned by us.

Comcast reserves the right to charge you for the reasonable cost of retrieving and photocopying any information or documents that you request, where permitted by law.

### **YOUR RIGHTS AND OUR LIMITATIONS UNDER FEDERAL LAWS**

The federal Cable Act imposes limitations on our collection and sharing of information that personally identifies you when you subscribe to Services that use the facilities of the Comcast cable system. The Communications Act imposes restrictions on our use and sharing of CPNI when you use Services that are deemed telecommunications services.

### **Learn more about your rights and our limitations under federal laws**

#### **The Cable Act and Personally Identifiable Information**

This Privacy Policy is designed to comply with Section 631 of the Cable Communications Policy Act of 1984, as amended, (the "Cable Act"). The Cable Act permits Comcast to use the cable system to collect personally identifiable information about you. Personally identifiable information is information that identifies you specifically; it does not include de-identified, anonymous, aggregate, or other data that does not identify you. We may collect personally identifiable information when it is necessary to render cable services or other services to you and to detect unauthorized reception or use of the services. We may use the cable system to collect personally identifiable information about you for additional purposes with your prior written or electronic consent. The Cable Act also permits Comcast to disclose personally identifiable information if the disclosure is necessary to render, or conduct a legitimate business activity related to, the cable service or other services provided to you; required by law or legal process; or limited to your name and address, subject to your opt-out consent. The frequency of any disclosure of personally identifiable information varies in accordance with our business needs and activities as described in this Policy.

If you believe that you have been aggrieved by any act of ours in violation of the Cable Act or other applicable laws, we encourage you to contact us directly at [Comcast\\_Privacy@comcast.com](mailto:Comcast_Privacy@comcast.com) in order to resolve your question or concern. You may also enforce the limitations imposed on us by the Cable Act as applicable with respect to your personally identifiable information through a civil lawsuit seeking damages, attorneys' fees, and litigation costs. Other rights and remedies may be available to you under federal or other applicable laws as well.

This Privacy Policy neither supersedes, enhances, nor modifies any arbitration agreement to which you may be bound as a subscriber to one or more of the Services.

#### **The Communications Act and CPNI**

Section 222 of the Communications Act of 1934, as amended (the "Communications Act"), provides additional privacy protections for information about the quantity, technical configuration, type, destination, location, and amount of your use of telecommunications services, including Xfinity Voice and Mobile Services, and the information about those services contained on your bills for those Services. This information is known as customer proprietary network information or "CPNI." CPNI does not include your name, address, or telephone number, which is defined by the Communications Act as "subscriber list information." However, that information is otherwise considered personally identifiable information.

If you are a customer of Xfinity Voice or Mobile Service, or another Service that is subject to these requirements, you have the right, and Comcast has a duty, under the Communications Act and other applicable laws, to protect the confidentiality of your CPNI. In addition, the FCC's rules provide additional privacy protections and choices regarding use and sharing that are specific to our Voice and Mobile service that we describe in this Policy.

**Facebook:** If you interact with our Services on a device through which you also interact with social networks or if you interact with us through a social media function such as a plug-in (for example, a Facebook "like" button) then you may be permitting us to have on-going access to some information from your social network profile (such as your name, email address, your friend list, photo, age, gender, location, birthday, social networking ID, current city, the people/sites you follow, and so forth). If you don't want a social network to collect the information about you as described above, or you don't want a social network to share it with us and other third parties, please review the privacy settings and instructions of the applicable social network before you interact with our Services.

**Measurement and analytics reports for us and others:** We and service providers who work on our behalf may combine and use data from our business records – including account information, video activity data, and other usage data – with data from third parties to create measurement and analytics reports. These reports are de-identified or aggregated and do not contain any information that personally identifies you.

We use these reports for many of the purposes described in the Privacy Policy, such as for improving the Services, creating and delivering more personalized advertising on behalf of Comcast and other third parties, determining whether and how an advertiser's messages are viewed, and analyzing the effectiveness of certain advertisements on the Comcast Services and other platforms and services. We also use these reports to work with academic or research groups, and for other uses that help us develop and fund improvements in services and infrastructure. We may share these reports with programmers, advertisers, or others. To learn about the choices you have with respect to our use of your information for these purposes, visit the Xfinity Privacy Preferences Center ([xfinity.com/privacy/your-privacy-choices](http://xfinity.com/privacy/your-privacy-choices)).

**Opt-in or opt-out settings:** For example, if we share personal information that does not personally identify you with others for their own use, we will first give you the choice to opt out of such sharing. In other instances, you may want us to share your name, physical address, or email address with another company, such as when you are signing up for a third-party service through one of our platforms, such as the X1, Flex, or Xumo TV platform. In that instance, we will make sure you give us clear direction to do so, before we pass that information on.

**Another company:** For example, when you are signing up for a third-party service through our X1 or Flex, you may ask us to share contact information to help you register or log on. Or if you were interested in a product you saw advertised on television and wanted to share your contact information so that the product provider could send you more information, we might present that option to you.

**Personalized advertising:** The display of ads to you where the advertisement is selected based on personal information obtained from your activities over time and across nonaffiliated websites or online applications.

**Non-Xfinity video app:** For example, when you use Peacock on the X1, Flex, or Xumo TV platform.

**Another company's platform or device:** For example, when you use the Xfinity Stream app from devices operated by other companies, such as an Apple or Android device.

# Important Information for Xfinity TV Customers

## **SERVICE PROBLEMS**

You will find helpful information for troubleshooting TV picture or signal quality issues at [xfinity.com/support](http://xfinity.com/support). If the problem does not clear up, please feel free to chat with us at [xfinity.com/support/contact-us](http://xfinity.com/support/contact-us) or call us at 1-800-XFINITY, and a customer service representative will attempt to address that issue. We will try to resolve any complaints you have concerning the quality of our signals promptly and efficiently. We will respond to your report of a service interruption no later than 24 hours after you notify us, except in extraordinary circumstances or where conditions are beyond our control. We will respond to your report of other service problems no later than the next business day after you notify us. We may need access to your home in order to correct a service related issue. If a service call is required it will be scheduled at a time convenient to you. If you are dissatisfied with our resolution of your service problem, you may contact your local franchising authority to discuss the problem with your service. If your local franchise authority information is not listed on your bill, please call us at 1-800-XFINITY for the name and address of your local franchising authority.

## **SERVICE OR BILLING COMPLAINTS**

Information regarding your Xfinity services and billing is available at [xfinity.com](http://xfinity.com). You also may download the Xfinity app to your smartphone or other device for quick access to up to date information on your account. If you have a complaint regarding your Xfinity TV service or your bill, you will find information on contacting us through chat or by phone at [xfinity.com/support/contact-us](http://xfinity.com/support/contact-us). Also, you can visit us at one of our Xfinity store locations. Visit [xfinity.com/support/service-center-locations](http://xfinity.com/support/service-center-locations) to find the Xfinity store closest to you. If you wish to put your comments in writing, your letter should be addressed to us at the local address listed on the How To Reach Us insert.

We will try to resolve your complaint promptly. If you are dissatisfied with our resolution of your complaint, or we are unable to resolve your complaint, you may contact your local franchising authority to discuss your complaint. If your local franchise authority information is not listed on your bill, please call us at 1-800-XFINITY for the name and address of your local franchising authority.

If you have a complaint regarding closed captioning please email us at [accessibility@comcast.com](mailto:accessibility@comcast.com) or call us at 1-855-270-0379.

## **MOVING**

Please visit [xfinity.com/moving](http://xfinity.com/moving) before you move. This is the best way for us to arrange for your service to be disconnected and to schedule an installation at your new home, if your new home is in our service area.

## **EQUIPMENT COMPATIBILITY**

Xfinity TV service is encrypted and requires a TV Box or other navigation device that is compatible with our system for each television you wish to use with our service. You may not be able to use special features or functions of your television, VCR or DVD player/recorder with Xfinity TV service. Some of these problems may be resolved by the use of signal splitters, and/or other supplemental equipment that can be purchased from us or at electronic stores. Please call us if you would like to discuss the type of special equipment needed to resolve individual compatibility problems or if you have any questions regarding other equipment compatibility issues.

If you have a TiVo digital cable-ready DVR, you can access switched digital video services by obtaining a "tuning adapter" device. If you have a TiVo DVR or other digital cable-ready devices, you will need a TV Box from us to access switched digital video and other two-way cable services. Upon your request, we will provide you with the technical parameters necessary for a navigation device rented or acquired from retail outlets to operate with our system. Because of the need to protect our Xfinity TV service, we will not authorize the use of a navigation device that does not conform to all required signal security specifications. For information regarding other navigation devices, please go to [xfinity.com/support](http://xfinity.com/support).

## **REMOTE CONTROL UNITS**

If you rent a TV Box from us we will provide a compatible remote control. Also, you may purchase a compatible remote at local electronic stores or other retail outlets. We suggest that you review the remote manufacturer's website prior to purchasing the device to confirm compatibility with Xfinity equipment and your TV set.

## **SERVICE CHANGES AND INSTALLATION**

Standard installations are generally completed within 7 business days. If you change the services you receive, you may be subject to an installation or change of service charge. You may obtain additional information about our current services, fees and prices online at [xfinity.com](http://xfinity.com) or by calling us at 1-800-XFINITY.

## **RECENT AND UPCOMING PROGRAMMING CHANGES**

Information on recent and upcoming programming changes can be found at [xfinity.com/programmingchanges](http://xfinity.com/programmingchanges) or by calling 866-216-8634.

## **OTHER INFORMATION**

For those of our customers receiving service through commercial accounts, bulk rate arrangements or similar arrangements, some of the policies, procedures and services herein may not apply. Please call us at 1-800-XFINITY to talk to one of our customer service representatives for further information.

**SERVICE AREA**

CT, ME, MA, NH, NY, VT

You should first try to resolve any complaint or dispute directly with Comcast.

**COMCAST PHONE NUMBER**

1-800-266-2278

**COMCAST MAILING/OFFICE ADDRESS****Connecticut/New York**

Comcast  
222 New Park Drive  
Berlin, CT 06037

**Massachusetts/New Hampshire/Maine**

Comcast  
222 New Park Drive  
Berlin, CT 06037

**Vermont**

Comcast  
43 Comcast Way  
South Burlington, VT 05403

**PUBLIC INFORMATION OFFICES/FRANCHISE AUTHORITIES**

If you remain unsatisfied by Comcast's response, you may request assistance from your state Public Utility or Public Service agency.

**Connecticut**

State of Connecticut  
Public Utilities Regulatory Authority  
10 Franklin Square  
New Britain, CT 06051  
1-800-382-4586

**Maine**

Office of the Attorney General  
Consumer Information and Mediation Service  
6 State House Station  
Augusta, ME 04333  
207-626-8849  
1-800-436-2131  
M-TH: 9:00am – 12:00pm

**Massachusetts**

Department of Telecommunications and Cable  
One Federal Street, Suite 0740  
Boston, MA 02110-2012  
1-800-392-6066

**New Hampshire**

Office of the Attorney General  
Consumer Protection and Antitrust Bureau  
1 Granite Place South  
Concord, NH 03301  
Phone: 603-271-3643  
Fax: 603-271-2110

**New York**

New York State  
Department of Public Service  
Empire State Plaza  
Agency Bldg. 3  
Albany, NY 12223-1350  
[dps.ny.gov/complaints](http://dps.ny.gov/complaints)  
1-800-342-3377  
(M-F: 8:30am – 4:00pm)

**Vermont**

Vermont Department of Public Service/  
Consumer Affairs Division  
112 State Street  
Montpelier, VT 05620-2601  
1-800-622-4496  
Vermont Public Utility Commission  
112 State Street, Drawer 20  
Montpelier, VT 05620-2701  
802-828-2358

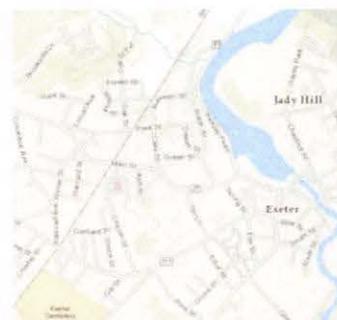
# Exeter, New Hampshire

## Station Report



### Downeaster Boardings All Stations

January 2025 to December 2025



### EXR Station Ridership by Month

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Total
Boardings (Ons)	2,572	2,590	2,546	2,478	3,239	2,634	3,285	3,143	2,967	3,174	3,094	2,998	34,720
Alightings (Offs)	2,629	2,527	2,640	2,640	3,090	2,499	3,143	3,173	3,046	3,287	3,153	3,087	34,914
Net (Ons-Offs)	(57)	63	(94)	(162)	149	135	142	(30)	(79)	(113)	(59)	(89)	(194)

Boardings and Alightings



### Station Ridership by Train

Weekday	Boardings	Alightings	Weekend	Boardings	Alightings
<b>680</b>	13,057	221		<b>690</b>	710
<b>681</b>	1,496	1,320		<b>691</b>	885
<b>682</b>	5,067	458		<b>692</b>	2,173
<b>683</b>	585	1,447		<b>693</b>	481
<b>684</b>	1,488	527		<b>694</b>	1,226
<b>685</b>	542	6,559		<b>695</b>	325
<b>686</b>	2,955	1,053		<b>696</b>	1,468
<b>687</b>	363	10,518		<b>697</b>	432
<b>688</b>	830	1,116		<b>698</b>	783
<b>689</b>	34	1,417		<b>699</b>	37
					650

#### Late Night Event Train

Boardings Alightings

**1689** 34 1,151

#### Tie Job Alternate Train

Boardings Alightings

**1697** 46 855

RECEIVED



FEB 06 2026

Town Manager's Office

February 4, 2026

Ben Richard  
Forestry Supervisor  
Unitil  
30 Energy Way  
Exeter, NH 03833  
richardbe@unitil.com

Joe Van Gombos  
Senior Business Development Executive  
Unitil  
325 West Road  
Portsmouth, NH 03801  
vangombosj@unitil.com

**Re: Tree Trimming in the Pear Orchard Area at RiverWoods Exeter**

Dear Mr. Richard and Mr. Van Gombos,

RiverWoods Exeter appreciates Unitil's ongoing efforts to maintain safe and reliable utility service for our campus and our surrounding neighborhood. We understand and fully respect Unitil's obligations and internal requirements regarding vegetation management around utility lines, including the work coordinated with Asplundh.

We are writing regarding the upcoming tree-trimming work planned in the vicinity of our pear orchard, located along route 111 and with shared boundaries with nearby residential properties. As you know, the trees in this area serve as an important visual buffer between RiverWoods and our neighbors. This natural screening has long contributed to maintaining privacy and a positive relationship with the surrounding community.

With that in mind, RiverWoods respectfully requests that trimming in this specific area be limited to the minimum extent necessary to satisfy Unitil's standards for safety and service reliability. We kindly ask that your team consider preserving as much of the existing canopy and vegetative screening as possible while still meeting Unitil's internal operational requirements. We want to emphasize that this request is not intended to hinder or interfere with your mandated maintenance activities; rather, we hope it may be taken into consideration as your crews evaluate the approach to this portion of the work.

For clarity and shared reference, we have attached the vegetation-management specification diagrams previously provided to us by Unitil outlining the standard trimming requirements.

To support a smooth and coordinated process, RiverWoods would welcome the opportunity to meet onsite with Utilil and/or Asplundh personnel to review the area together and address any questions or logistical considerations. Please feel free to reach out to arrange a convenient time.

We appreciate your consideration of this request and your continued partnership in maintaining safe and reliable service for our residents and neighbors. Please do not hesitate to contact us with any questions.

We will send a physical copy of this letter by standard mail as well.

Sincerely,



**Patty Davidson**  
Landscape Manager  
RiverWoods Exeter  
5 Timber Lane,  
Exeter, NH 03833  
[pdavidson@rwexeter.org](mailto:pdavidson@rwexeter.org)  
603-658-1534

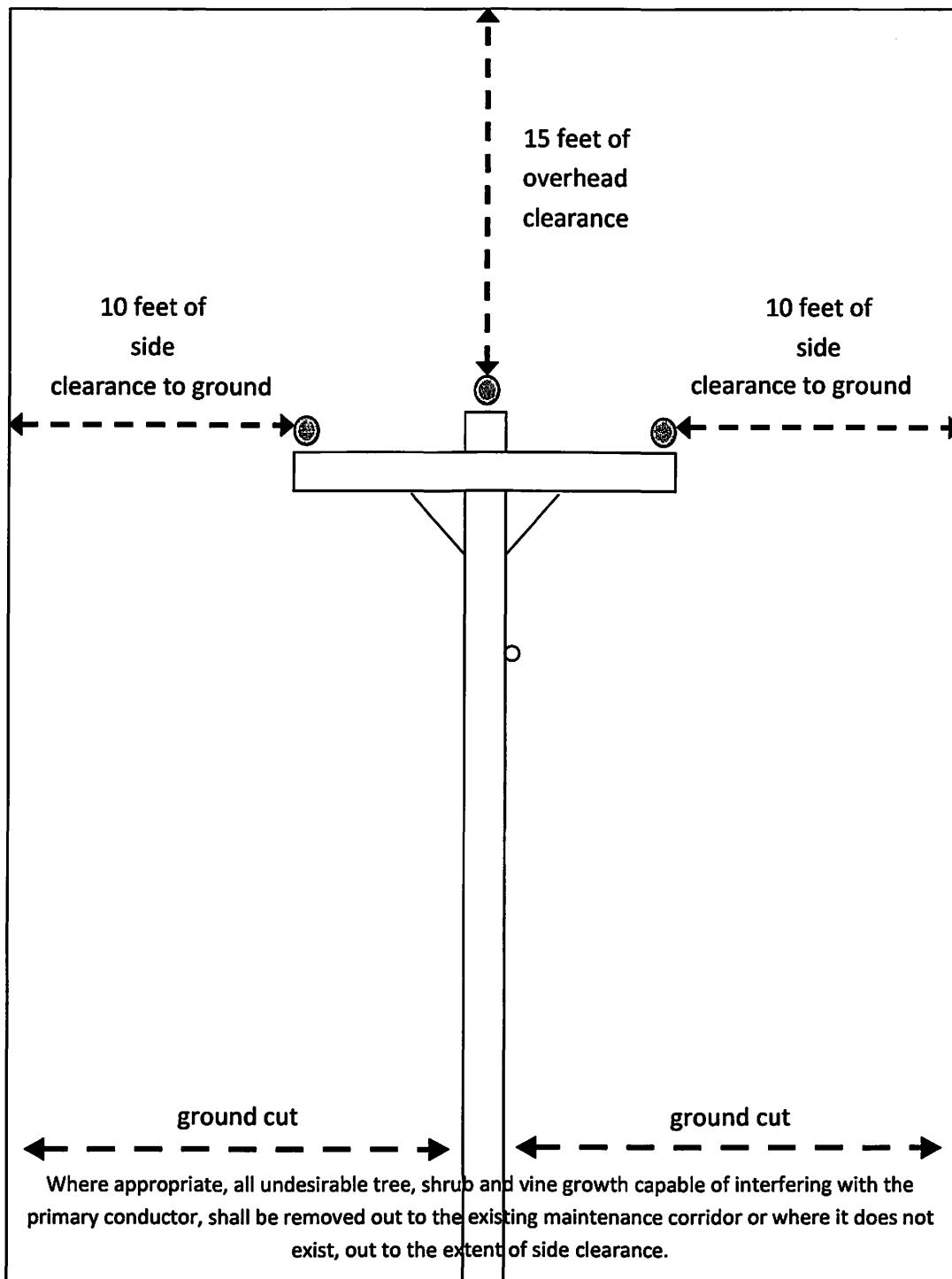
CC:

Melissa Roy, Exeter Interim Town Manager  
Douglas Eastman, Exeter Building Inspector / Code Enforcement Officer

Encl.:

Appendix H – Utilil Spec Diagrams

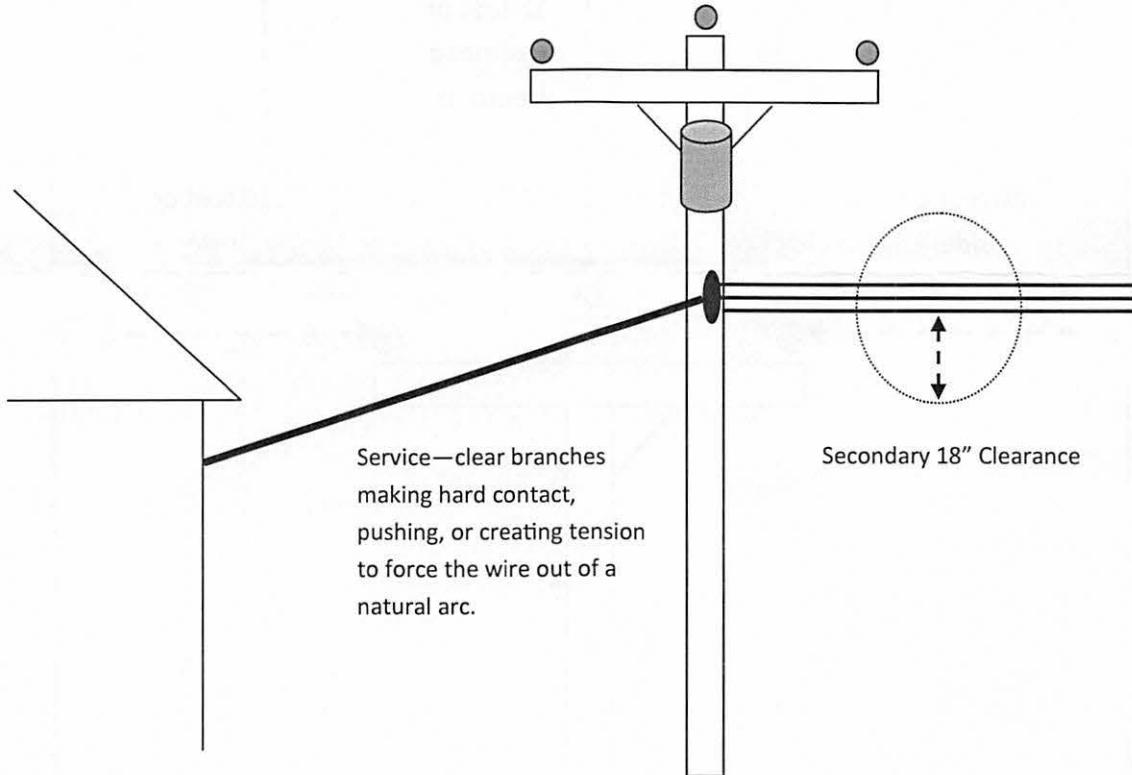
## Distribution Clearance Minimum Dimensions



The above diagram depicts the clearance requirements for all construction types.

Proper Arboricultural techniques may exceed the specifications depicted above.

# Distribution Clearance Minimum Dimensions

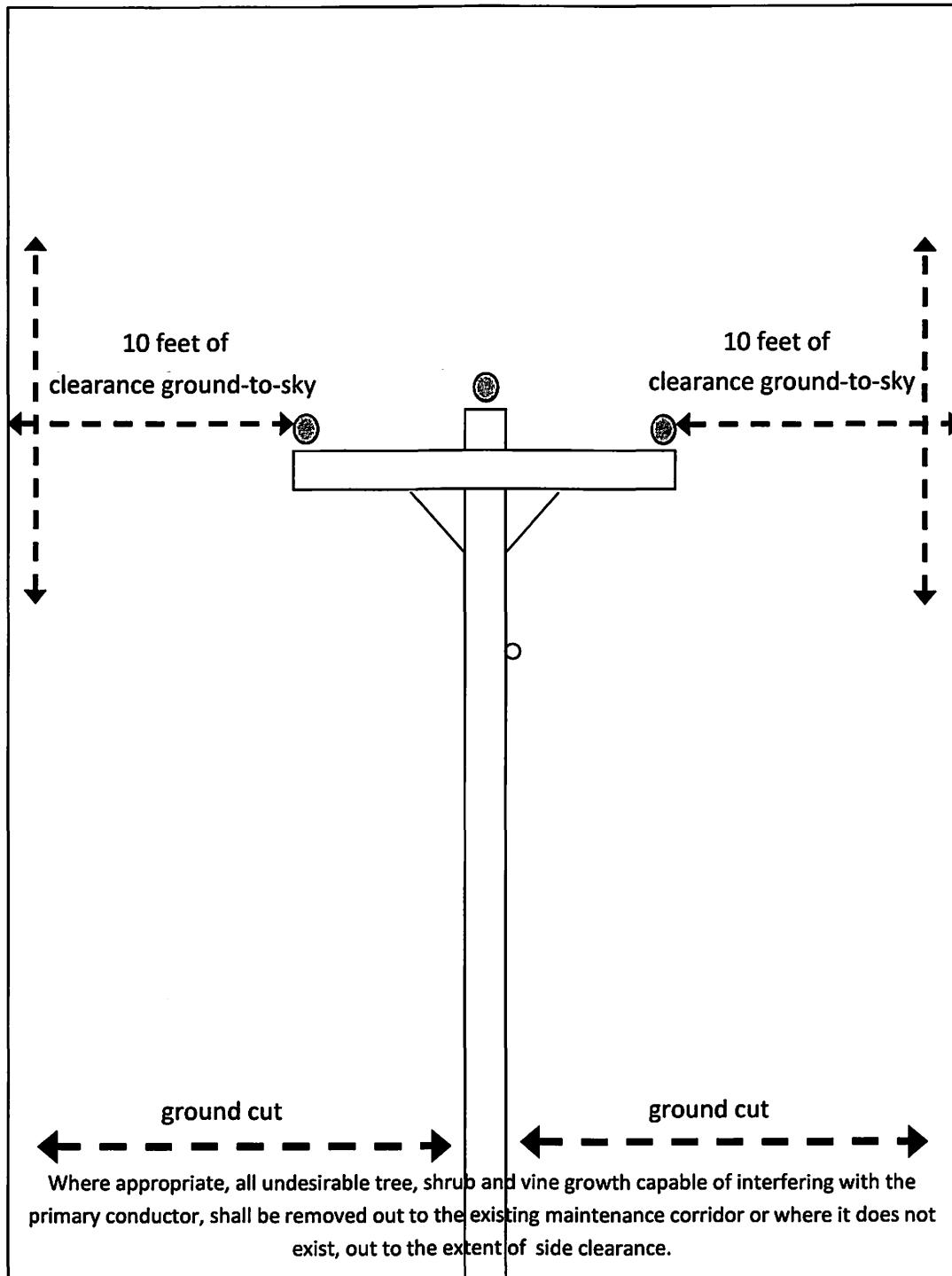


The above diagram depicts the clearance requirements for all secondary—triplex and open wire, and services—triplex and open wire.

**Service Line:** The last span of triplex or open three wire extending to the building or meter pole or a multi-span run of either triplex or open three wire that serves a single customer.

**Secondary:** The conductor, either triplex or open wire, which extends from the transformer to the Service Drop. Secondary spans may run under primary spans or separately.

## Storm Resiliency Program Minimum Dimensions



The above diagram depicts the clearance requirements for all construction types.

Proper Arboricultural techniques may exceed the specifications depicted above.



Pam McElroy <pmcelroy@exeternh.gov>

## Bulletin #5: Interesting New Data on the Housing Front

1 message

NHMA Government Affairs <governmentaffairs@nhmunicipal.org>

To: Pam McElroy <pmcelroy@exeternh.gov>

Fri, Jan 30, 2026 at 1:36 PM

### New Hampshire Municipal Association

THE SERVICE AND ACTION ARM OF NEW HAMPSHIRE MUNICIPALITIES

# LEGISLATIVE BULLETIN

Legislative Bulletin 5

2026 Session

January 30, 2026



[Live Bill Tracker](#)  
[Bill Hearings Schedule](#)

### In this issue:

- Building Permits Already Soaring Before Zoning Mandates
- Anti-NHMA Bills Remain in Committee (For Now)
- Risk Pool Debate Resumes Next Week
- Defining 'Citizen' for Public Record Requests
- Bill Would Expand Local Liability Exposure
- Senate and House in Session Next Week
- Senate Acts on Multiple Bills This Week
- Quick Updates on Other Bills We Are Following
- Get Involved in Legislative Policy Process
- How to Make Your Voice Heard
- Follow Bills That Matter to You Online

**Building Permits Already Soaring Before Zoning Mandates**

According to a [new report](#) issued this week by the state Department of Business and Economic Affairs (BEA), New Hampshire's **cities and towns issued building permits for 5,822 housing units in calendar year 2024, which was the highest annual number since 2006**. The report states that if all the units permitted in 2024 were built in 2025, the state will have added 25,688 housing units since 2020.

It should go without saying that 2024 was the year *before* 2025, when the state passed a plethora of bills preempting local choice on zoning and land use based on the false narrative that municipalities were the primary culprit in the state's housing shortage. In fact, the BEA **data further supports the premise of NHMA's recently released whitepaper, "Room for Everyone,"** which traces the roots of the housing deficit back nearly two decades, outlining the economic, demographic, and market forces that fueled rising prices and constrained supply.

The NHMA paper also advocates for renewed partnership between the state and municipalities, emphasizing that effective housing policy must include infrastructure investment, targeted incentives, and flexible, locally tailored tools.

Highlighting the importance of such partnerships, the BEA report noted that "**the 28 cities and towns in the state designated as Housing Champions communities were responsible for approving 45% of housing units that were built in 2025.**" Housing Champions is a voluntary program created in 2023 and funded with a \$5 million appropriation to provide communities with another tool encouraging affordable housing development. Municipalities designated as Housing Champions are eligible to apply for grants to help them develop solutions and advance infrastructure that will help alleviate the state's housing shortage. **Unfortunately, the House will vote next Thursday on HB 1196, which repeals the program!** The vaguely worded repeal could potentially jeopardize about \$2.5 million in previously obligated grants from the state to municipalities.

Even if your community is not a Housing Champion, [please contact your local House members and oppose the repeal](#). The return on investment of the bill is undeniable.

Despite the flurry of legislative activity in this area last year, NHMA is following close to 100 bills dealing with zoning, land use, and local choice in 2026. The good news about the high volume is that many of this year's bills were filed in response to the multiple changes enacted last year, with some bills making sensible revisions or addressing technical issues, some promoting ways to increase affordable housing development, and some seeking outright repeals of the recent changes.

The following bills are before the [House Housing Committee](#) on **Tuesday, February 3, in Government Place (GP) Room 231**. Please review any bills that you believe will impact your municipality and [contact the committee](#) to share your position and/or testify at the public hearings.

Executive sessions are scheduled beginning at 10:00 a.m. on eight bills NHMA **supports**:

- [HB 1008](#), relative to modifying innovative land use controls, requirements, and appeals.
- [HB 1010](#), relative to residential development on commercially zoned land.
- [HB 1017](#), relative to accessory dwelling units and workforce housing.
- [HB 1065](#), relative to multi-family and mixed-use development in commercially zoned areas.
- [HB 1120](#), allowing subdivision regulations concerning water supply.
- [HB 1136](#), relative to accessory dwelling units.
- [HB 1143](#), relative to the remediation of mold in rental housing.
- [HB 1145](#), relative to affordable housing investment fees.

In the afternoon, the committee has public hearings on these bills:

- **HB 1619** (1:00 p.m.), relative to the rights of property owners and limitations on municipal land use regulation and repealing the workforce housing program. (**Oppose**)
- **HB 1251** (2:00 p.m.), relative to restricting municipal downzoning inconsistent with existing neighborhood density. (**Oppose**)
- **HB 1357** (3:01 p.m.), permitting the placement of newly constructed manufactured homes in all residentially zoned areas by right. (**Oppose**)

For detailed instructions on ways to share your position on this and any other bills, see "**How to Make Your Voice Heard**" below.

## Anti-NHMA Bills Remain in Committee

The **House Legislative Administration Committee** did not take action on **HB 1359** or **HB 1360** at a scheduled executive session on Thursday. These bills specifically **take aim at NHMA's ability to advocate and at member municipalities' ability to govern the organization**. Whatever the reason for the delay in reporting these bills out of committee, NHMA expects that they will advance and ultimately be debated on the House floor.

**There is still time for local officials and concerned citizens to contact committee members and their local legislators to impress upon them the value of NHMA membership and of having a shared voice at the State House.**

**HB 1359** and **HB 1360** are attempts by the legislature to take over a private, member-run corporation. See [last week's Bulletin](#) for more on these bills, which are an intentional effort to silence local voices in the state's legislative process and make it harder for towns and cities to engage in collective advocacy.

**We encourage members to send letters or resolutions, approved by their governing bodies, in support of NHMA and in opposition to these bills to their local House members.** If your municipality requires assistance with a letter or resolution, feel free to contact us at [governmentaffairs@nhmunicipal.org](mailto:governmentaffairs@nhmunicipal.org).

## Risk Pool Debate Resumes Next Week

The conversation on the appropriate way to regulate public employee insurance risk pools that ended last year in a stalemate between the House and Senate picks back up next week.

Pools are created by cities, towns, counties, and school districts to reduce risks and associated insurance costs, shifting risk from an individual political subdivision to the pool. NHMA supports the ability of members to establish and govern the pools and understands that clear regulations that protect the members and allow the pools to operate are necessary. With health insurance being a huge driver of municipal costs, regularly outpacing inflation, resolving these regulatory disagreements is crucial.

**On Wednesday, February 4, at 1:45 p.m. in GP Room 229**, the **House Commerce and Consumer Affairs Committee** will hold a public hearing on **HB 1491**, which is essentially the House position that the Senate rejected last year. This bill, which NHMA **supports**, recognizes that two distinct models of risk pools exist in New Hampshire: assessable and non-assessable. Assessable pools will remain under the authority of the Secretary of State, while non-assessable pools will shift oversight to the Department of Insurance (DOI). This distinction is consistent with how pools have operated in our state for decades and provides clarity to local governments, helping them decide

which model best suits their needs. It is also consistent with the Association of Governmental Risk Pools (AGRIP) standards, which recognizes both models of risk pools.

The bill includes enhanced disclosures for both risk pool models and equips regulators with stronger enforcement tools than those currently in place. Both models have clear reserve level requirements, eliminating ambiguity, and also mandate actions to be taken if reserves fall too low, ensuring the financial security of the public sector.

For non-assessable pools, which would now operate under the “advance premium pooled risk management program” framework, oversight is robust—arguably even more stringent than the current regulations. Political subdivisions will be accountable for their monthly contributions without the risk of mid-year assessments, addressing a major concern in the Senate’s version of the bill.

On **Tuesday, February 3, at 2:15 p.m. in State House (SH) Room 103**, the **Senate Finance Committee** has a public hearing on **SB 605**, a bill that allows risk pools to levy special assessments on political subdivisions if the pool’s agreement, contractual provisions, or bylaws indicate the right to levy special assessments; the bill clearly states that assessments are not required by statute. The bill also establishes a 36-month payment window for any assessments. NHMA has no position on the payment period, but strongly **supports** the sections of the bill giving a risk pool the option whether or not to levy assessments. **SB 605** keeps both types of risk pool under the aegis of the Secretary of State’s office.

The Senate also has a late-drafted risk pool bill that has not yet been released, but it is likely to mirror last year’s **SB 297**, which the House rejected. NHMA also opposed **SB 297** because it mandated that all pools operate under an “assessable” model that subjects members to potential mid-year assessments; this concern proved accurate last summer, when many school districts and a few towns received large “surprise bills” from two of the three health insurance risk pools operating in the state, one of which has since ceased operations.

## **Bill Would Expand Local Liability Exposure**

On **Wednesday, February 4, at 1:00 p.m. in GP Room 230**, the **House Judiciary Committee** will hold a public hearing on **HB 1064**, a bill **opposed** by NHMA that expands municipal liability, increases damage caps, and mandates indemnification of employees.

While intended to improve access to compensation for injured parties, **this proposal goes too far and creates serious financial risks for municipalities**. Significantly raising liability caps will increase insurance and risk pool costs, which will be borne by property taxpayers. Additionally, this bill will limit a municipality’s ability to claim immunity as a defense in negligence claims, meaning municipalities will have greater financial exposure. Small communities will be disproportionately impacted, as a single large claim could force cuts to public safety, roads, or education. Further, mandatory indemnification removes important local discretion and weakens accountability. Local governing bodies are best positioned to determine when indemnification is appropriate. Finally, current law already allows injured parties to recover damages and strikes an appropriate balance between fairness to claimants and protection for taxpayers. **We urge you to tell the committee you oppose HB 1064 because it will lead to fiscal instability and higher taxes.**

## **Defining ‘Citizen’ for Public Record Requests**

On **Tuesday, February 3, at 1:20 p.m. in SH Room 100**, the **Senate Judiciary Committee** will hold a public hearing on **SB 626**, a bill **supported** by NHMA that establishes a definition of “citizen” in the Right to Know Law/RSA 91-A that continues to guarantee transparency to New Hampshire citizens and media outlets.

Adding the definition of “citizen” to RSA 91-A aligns with the New Hampshire Constitution, eliminates ambiguity, and allows public entities to filter access to governmental records in a way that continues to ensure New Hampshire citizens have full access to public records. It also would prevent bad-faith actors with no ties to the state from overwhelming public entities with burdensome or irrelevant requests unconnected to government accountability, such as marketing lead-generation services, which can eat up municipal staff time and resources, potentially leading to higher property taxes.

**SB 626** will be easy to implement, as domicile or property ownership will be tied to the same or analogous documents required under RSA 654:12, I(c), when asserting a person’s right to vote. Additionally, the bill will have no impact on the media’s ability to request documents. While any attempt to tinker with the Right-to Know law is—and should be—viewed with a skeptical eye, the fact is **SB 626** does not limit legitimate access to governmental records. Rather, it simply protects the intent of the law by saying: if you live here or own property here, you have every right to know what your government is doing. If you do not live in New Hampshire, the same level of access does not automatically apply. By limiting frivolous or burdensome requests from those with no connection to New Hampshire, **SB 626** preserves access for those who live, vote or pay property taxes here, as well as for media outlets.

Simply put, **SB 626 will clarify the Right-to-Know Law and ensure transparency for the people it was written to serve—the citizens of New Hampshire. We encourage members to support SB 626 as a common-sense approach to government accountability.**

## Senate and House in Session Next Week

The House and Senate meet on **Thursday, February 5**, to act on dozens of bills. Here are a few bills to keep an eye on; the committee recommendation and NHMA’s position in parenthesis. [Click here](#) for a list of all House bills. [Click here](#) for all Senate bills.

### House

**HB 1098** (regular calendar; inexpedient to legislate (ITL); NHMA opposes ITL). This bill amends existing law to allow municipalities to take into account road maintenance, public safety, and related issues when deciding whether to grant building or occupancy permits for properties adjacent to class VI roads.

**HB 1196** (regular calendar; inexpedient to legislate (ITL); NHMA opposes ITL). The bill repeals the Housing Champions program (see above).

### Senate

**SB 436** (consent calendar; ITL; NHMA supports ITL). The bill would require ZBA members to recuse themselves under a vague standard.

**SB 559** (regular calendar; ought to pass-as amended (OTP-A); NHMA supports). This bill reduces the minimum allowable speed limits that municipal authorities may set on local roads in certain districts from 25 miles per hour to 20 miles per hour, based on engineering or traffic investigations. **Note:** A nearly identical bill, **SB 630**, is recommended for interim study on the consent calendar.

## Senate Acts on Multiple Bills This Week

The Senate met Thursday and acted on a handful of bills of municipal interest:

**SB 439** (passed with amendment). The bill, as amended, overrides local choice and allows data centers commercial or industrial zones, “... subject to the provisions of this subdivision and local land use regulations adopted pursuant to this title.” NHMA opposes the bill as amended.

**SB 418** (passed). The bill prohibits municipalities from requiring licenses for the production and sale of homestead food products, specifically stating that neither the governing body of a municipality nor the health officers of a town or city can impose regulations that require licenses for activities or products that are exempt under RSA 143-A:12. NHMA opposes the bill because it removes existing municipal authority.

**SB 401** (passed). The bill, which NHMA supports, repeals the requirement that local welfare departments file an obsolete report with the state.

**SB 634** (killed). The bill, which NHMA supports, would allow municipalities to adopt a local option fee of no more than \$2 per day to be assessed on hotel occupancies to fund municipal public safety services, helping offset the cost burden of services associated with increased tourism and transient traffic.

The bills that passed in the Senate will advance to the House.

## Quick Updates on Other Bills We Are Following

**Paint, By Numbers:** While **HB 451**, already passed by the House and Senate, slowly wends its way to the Governor's desk (where it faces an uncertain future), the **House Commerce and Consumer Affairs Committee** will hold an executive session on **HB 1198** on **Wednesday, February 4, at 1:00 p.m. in GP Room 229**. These identical bills create a statewide paint stewardship program, allowing residents and businesses to recycle leftover paint and cans at participating retailers. The program, operated by PaintCare, is already in 11 states, collecting more than 75 million gallons of paint. Funding to cover program costs comes from a fee on new paint purchases, ranging from about 30 cents to \$2.45 per can depending on size. These bills are backed by a broad coalition, including environmental groups, businesses, and paint manufacturers. (**Support**)

**No Progress on “Works in Progress”:** No new amendments were forthcoming this week on a pair of extremely concerning proposals that NHMA **opposes** in their current form. **HB 1474** would change the distribution formula for the meals and rooms tax. **HB 1300** would create biennial local tax cap referendums for every city, town, county, and school district in New Hampshire.

## Get Involved in Legislative Policy Process

NHMA's biennial legislative policy process is getting under way and **there's still time to get involved**. NHMA has a member-driven process by which it establishes the legislative policy positions to guide staff advocacy activities over the coming legislative biennium. As a first step, we are recruiting volunteers to serve on our three legislative policy committees. These committees will review legislative policy proposals submitted by local officials and make recommendations on those policies, which will go to the NHMA Legislative Policy Conference in September.

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## **NHMA Events Calendar** **2025 Final Legislative Bulletin**

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## Bulletin #6: Risk Pool Debate Continues Next Week

1 message

NHMA Government Affairs <governmentaffairs@nhmunicipal.org>

To: Pam McElroy <pmcelroy@exeternh.gov>

Fri, Feb 6, 2026 at 12:34 PM

### New Hampshire Municipal Association

THE SERVICE AND ACTION ARM OF NEW HAMPSHIRE MUNICIPALITIES

# LEGISLATIVE BULLETIN

Legislative Bulletin 6

2026 Session

February 6, 2026



[Live Bill Tracker](#)  
[Bill Hearings Schedule](#)

### In this issue:

- Risk Pool Debate Continues Next Week
- Oppose Local Liability Bill
- Housing Champions Vanquished
- Committee to Act on M&R Distribution Bill
- Speaking of Municipal Aid ...
- House and Senate Roundup
- Quick Hits: Updates on other Bills We Are Following
- Get Involved in Legislative Policy Process
- How to Make Your Voice Heard
- Follow Bills That Matter to You Online
- Upcoming Legislative Deadlines

### Risk Pool Debate Continues Next Week

The last of three proposals related to regulation of risk pools became public Thursday and is scheduled for a public hearing before the [Senate Finance Committee](#) on **Tuesday, February 10, at 2:30 p.m. in State House (SH) Room 103**.

**SB 661**, although it was introduced as a late Senate bill, is essentially the same as **SB 297**, which died last year when the Senate did not concur with a significant House amendment to the bill.

Risk pools are created by cities, towns, counties, and school districts to reduce risks and associated insurance costs, shifting risk from an individual political subdivision to the pool.

**NHMA opposes SB 661** because it contains provisions that will affect municipal expenses and change the terms of membership with risk pools. The bill:

**Creates additional costs for members:** Mandating that all pools operate under an “assessable” model will subject political subdivision members to potential mid-year assessments if risk pool losses fall below certain minimum reserve amounts specified in the statute or if the pool is deemed insolvent. This scenario occurred last year when many school districts and a few towns received large “surprise bills” totaling more than \$30 million from two of the three health insurance risk pools operating in the state, one of which has since ceased operations. In creating this requirement, the bill fails to recognize that both assessable and non-assessable models of risk pools already exist and should be allowed in New Hampshire. The distinction provides clarity to local governments, helping them decide which model, if any, best suits their needs. It is also consistent with the Association of Governmental Risk Pools (AGRIP) standards, which recognizes both models of risk pool.

**Establishes a new mandate for municipalities:** Municipalities would be required to create a non-lapsing reserve fund (a health care stabilization fund) to participate in a health pool. These reserve funds would be used to pay for assessments that may be levied during the year if the pool’s reserves fall below the mandated levels in **HB 661** or the pool becomes insolvent. The bill requires the municipal member to fund the reserve fund in an amount equal to at least 1% of the municipality’s health contribution until the fund is equal to 4% of contributions. If the reserve fund is used to pay a special assessment, then the municipality must again rebuild at the rate of at least 1% per year until the fund is at 4%. Of course, a municipality can’t know when an assessment might occur—or how much it might be—so there is no guarantee that a reserve fund can cover the surprise bill. In the end, this is a state mandate to appropriate more money than would otherwise be required to be a member of the pool.

**Changes to pool members’ responsibilities:** Under the bill, a municipality must agree in writing that they are ultimately the responsible party for any potential losses incurred while participating in a risk pool.

The only substantive difference between **SB 297** and **SB 661** was the removal of a section in **SB 297** that allows the Secretary of State to step in if a risk pool fails to provide an annual audit or an annual actuarial valuation.

This week, hearings were held on two other risk pool bills **supported** by NHMA because they provide more options to municipalities:

The **Senate Finance Committee** held a public hearing Tuesday on **SB 605**, a bill that allows risk pools to levy special assessments **if** the pool’s agreement, contractual provisions, or bylaws indicate the right to levy special assessments; the bill also establishes a 36-month payment period for future assessments.

The **House Commerce and Consumer Affairs Committee** held a public hearing Wednesday on **HB 1491**, which is essentially the House position that the Senate rejected last year. This bill also allows both models of risk pools to exist in New Hampshire. Under the bill, assessable pools will remain under the authority of the Secretary of State, while non-assessable pools will shift oversight to the Department of Insurance.

State regulators did not testify on the merits of either bill. See **last week’s Bulletin** for more details on these bills.

It is important to remember that the future stability of healthcare risk pools is tied to the future stability of healthcare for thousands of public employees in our state. We witnessed the confusion and challenges members experienced when one risk pool issued assessments and then went out of business, and then another issued significant assessments shortly thereafter. NHMA supports the ability of members to establish and govern the pools and understands that clear regulations that protect the members and allow the pools to operate are necessary. With health insurance being a huge driver of municipal costs, regularly outpacing inflation, providing legislative clarity is crucial.

For detailed instructions on ways to share your position on this and any other bills, see "*How to Make Your Voice Heard*" below.

## Oppose Local Liability Bill

A bill **opposed** by NHMA that expands municipal liability, increases damage caps, and mandates indemnification of employees received a seemingly favorable reception from the [House Judiciary Committee](#) at a public hearing on Wednesday.

While intended to improve access to compensation for injured parties, **HB 1064 goes too far and creates serious financial risks for municipalities**. Significantly raising liability caps will increase insurance and risk pool costs, which will be borne by property taxpayers. Additionally, this bill will limit a municipality's ability to claim immunity as a defense in negligence claims, meaning municipalities will have greater financial exposure. Small communities will be disproportionately impacted, as a single large claim could force cuts to public safety, roads, or education. Further, mandatory indemnification removes important local discretion and weakens accountability. Local governing bodies are best positioned to determine when indemnification is appropriate. Finally, current law already allows injured parties to recover damages and strikes an appropriate balance between fairness to claimants and protection for taxpayers.

The bill was also opposed by the NH Police Association, NH School Boards Association, NH Chiefs of Police Association, NH Association of Counties, and the State Employees Association; the only non-legislators testifying in support of the bill were two lawyers from firms that handle personal injury cases.

The bill has not yet been acted on by the committee, so please [contact the committee](#) now and tell them you **oppose HB 1064 because it will lead to fiscal instability and higher taxes**.

## Housing Champions Vanquished

**The House voted Thursday to pass HB 1196, which repeals the state's successful Housing Champions program.** The vaguely worded repeal could potentially jeopardize about \$2.5 million in previously obligated grants from the state to municipalities.

Housing Champions is a voluntary program created in 2023 and funded with a \$5 million appropriation to provide communities with another tool encouraging affordable housing development. Municipalities designated as Housing Champions are eligible to apply for grants to help them develop solutions and advance infrastructure that will help alleviate the state's housing shortage.

The vote came just a week after a [report](#) issued by the state Department of Business and Economic Affairs (BEA) stated that New Hampshire's cities and towns issued building permits for 5,822 housing units in calendar year 2024—which was the **highest annual number since 2006**—and **the 28 cities and towns in the state designated as Housing Champions communities were responsible for approving 45% of housing units that were built in 2025**.

For more background on the success of state and local partnerships and the troubling drift to heavy-handed state preemption of local options, check out **NHMA's recently released whitepaper, "Room for Everyone,"** which traces the roots of the housing deficit back nearly two decades, outlining the economic, demographic, and market forces that fueled rising prices and constrained

supply. The NHMA paper also advocates for renewed partnership between the state and municipalities, emphasizing that effective housing policy must include infrastructure investment, targeted incentives, and flexible, locally tailored tools.

**HB 1196** will head to the Senate.

## Committee to Act on M&R Distribution Bill

On **Monday, February 9, at 10:00 a.m. in Government Place (GP) Room 159** the [House Ways and Means Committee](#) will hold a work session, following by an executive session at **11:00 a.m.**, on eight bills, including [HB 1474](#), a bill that would change the municipal distribution formula for the meals and rooms tax.

Historically, the municipal share is distributed to cities and towns based on annual population estimates compiled by the state. **HB 1474**, as introduced, would subtract “those living in property tax exempt housing including on-campus college housing, prisons, jails and similar institutions, county nursing homes and not for profit nursing homes” from the population estimates and then factor in “average equalized property value per adjusted population” to the distribution calculation.

NHMA is monitoring the bill because it does not change the total amount of money distributed to cities and towns. However, a [spreadsheet](#) provided by the bill sponsor based on a draft amendment he floated at the public hearing last month listed **34 municipalities that would get no M&R revenue under the bill, and another 16 that would see a reduction of more than 50% of their current share**. More than one-quarter of cities and towns would see a reduction of 30% or more, and 100 municipalities would lose some portion of their current M&R share.

It is unclear if the original bill, the draft amendment, or an entirely new amendment will be acted on at Monday’s workshop and executive session. In any case, **a change of this magnitude requires significant analysis** by the Department of Revenue Administration followed by informed debate involving policymakers and stakeholders. Concerned municipalities can email the [House Ways and Means Committee](#) to weigh in on this proposal (whatever it ends up being).

## Speaking of Municipal Aid ...

Although cities and towns have received increased distributions of the meals and rooms tax since 2021, **state aid to municipalities, in total, has consistently failed to keep pace with inflation since the Great Recession**. When adjusted for inflation, New Hampshire **cities and towns are receiving less municipal aid today than they were in 2009**, according to an updated NHMA analysis that will appear in the March-April edition of NHMA’s Town & City magazine.

This information is important to know—and to **share with your local legislators**—as multiple bills this year seek to cap local spending through implementing or enabling statewide property tax caps or making it harder to pass a budget at the local level. Because of the timeliness of this information, we’re [sharing the article here](#).

## Senate and House Roundup

The House and Senate met on Thursday to act on dozens of bills. Here are the outcomes of some bills of interest to NHMA members:

### House

**HB 1098** (tabled): This bill, **supported** by NHMA, amends existing law to allow municipalities to consider road maintenance, public safety, and related issues when deciding whether to grant building or occupancy permits for properties adjacent to class VI roads. The tabling motion allows for more

time to reach a compromise on this issue, which has been a concern for many municipalities since the law was changed last year.

The House also acted on several other housing, zoning, and land use bills Thursday, killing six bills **supported** by NMHA, including revisions to parking requirements for dwelling units and creating an annual requirement for reporting accessory dwelling unit (ADU) construction and use.

## Senate

**SB 103** (passed), a bill introduced last session and **opposed** by NHMA, mandates towns and cities to provide a minimum of one polling location for every 15,000 registered voters during general elections for president. It introduces a new section, RSA 658:11-a, which outlines the requirements for polling places, including the need for municipalities seeking to operate a single polling location to submit a detailed plan for approval by the Secretary of State and the Attorney General. The Senate concurred with the amended version of the bill that passed the House, so the bill will proceed to the governor's office.

**SB 436** (killed). The bill, **opposed** by NHMA, would require ZBA members to recuse themselves under a vague standard.

**SB 559** (passed with amendment): This bill, **supported** by NHMA, reduces the minimum allowable speed limits that municipal authorities may set on local roads in certain districts from 25 miles per hour to 20 miles per hour, based on engineering or traffic investigations.

## Upcoming sessions

The House, which has earlier deadlines to act on bills, has scheduled sessions for **February 12** and **19** (with the possibility of another session on **February 18**). The next Senate session has not been scheduled.

## Quick Hits

Updates on some important bills we are following:

**New name for “unnecessary hardship”:** The [Senate Election Law and Municipal Affairs Committee](#) amended **SB 435**, which would have removed “unnecessary hardship” from the items a zoning board of adjustment may consider when reviewing a variance request, significantly lowering the standard under which variances may be denied. The amendment ([am-04992](#)) clarifies the relatively confusing language in current law by replacing “unnecessary hardship” with “unreasonable restriction,” defined as “due to special conditions of the property that distinguish it from other properties in the area, either: (A) The proposed use is a reasonable one, and applying the restriction in the ordinance to the property does not substantially serve the general public purposes of the restriction; or (B) The property cannot reasonably be used in strict compliance with the ordinance.” The amended bill, which NHMA **supports**, will go to the full Senate at a future date.

**Anti-NHMA bills remain in committee:** **HB 1359** or **HB 1360** remain with the [House Legislative Administration Committee](#). These bills specifically **take aim at NHMA’s ability to advocate** and at member municipalities’ ability to govern the organization. **There is still time for local officials and concerned citizens to contact committee members and their local legislators to impress upon them the value of NHMA membership and of having a shared voice at the State House.** See the [January 23 Bulletin](#) for more on these bills.

**Perpetual tax cap referendum:** No action this week on **HB 1300**, which would create biennial local tax cap referendums for every city, town, county, and school district in New Hampshire.

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## February Legislative Dates

### House

**Thursday, February 12, 2026**—Last day to report House Bills going to a second committee.

**Thursday, February 19, 2026**—Last day to act on House Bills going to a second committee.

### Senate

**Monday, Feb. 23-Friday, Feb. 27, 2026**—Senate break.

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## Bulletin #7: Oppose Local Liability Bill!

1 message

NHMA Government Affairs <governmentaffairs@nhmunicipal.org>

To: Pam McElroy <pmcelroy@exeternh.gov>

Fri, Feb 13, 2026 at 2:03 PM

### New Hampshire Municipal Association

THE SERVICE AND ACTION ARM OF NEW HAMPSHIRE MUNICIPALITIES

# LEGISLATIVE BULLETIN

Legislative Bulletin 7

2026 Session

February 13, 2026



[Live Bill Tracker](#)  
[Bill Hearings Schedule](#)

### In this issue:

- Priority Alert: Oppose Local Liability Bill!
- Support Day Care Bill Amendment
- “Free Agency” for Public Employees
- House Session Roundup
- Final Risk Pool Bill Gets Hearing
- Lifeline for Housing Champions?
- House, Senate Have Lots to Talk About
- Quick Hits: Updates on other Bills We Are Following
- Legislative Policy Proposals Welcome
- How to Make Your Voice Heard
- Follow Bills That Matter to You Online

### Priority Alert: Oppose Local Liability Bill!

A bill **opposed** by NHMA that expands municipal liability, increases damage caps, and mandates indemnification of employees was unanimously backed by the [House Judiciary Committee](#) this morning.

While intended to expand liability and improve compensation for injured parties, **HB 1064 goes too far and creates serious financial risks for municipalities**. Significantly raising liability caps will increase insurance and risk pool costs, which will lead to a combination of property tax increases and reductions in municipal services.

Additionally, **HB 1064** will limit a municipality's ability to claim immunity as a defense in negligence claims, meaning municipalities will have greater financial exposure. **Small communities will be disproportionately impacted**, as a single large claim could force cuts to public safety, roads, or education. Further, mandatory indemnification removes important local discretion and weakens accountability.

The bill will be on the House consent calendar at a future date, but it's time **contact your local legislators now and ask them to remove HB 1064 from the consent calendar and oppose it because it will lead to fiscal instability and higher taxes**.

The bill is also opposed by the NH Police Association, NH School Boards Association, NH Chiefs of Police Association, NH Association of Counties, and the State Employees Association.

## Support Amendment on Day Care Siting

On **Tuesday, February 17, at 9:00 a.m. in Government Place (GP) Room 154** the **House Municipal and County Government Committee** will hold executive sessions on multiple bills, including **HB 1195**, which greatly expands the existing zoning mandate requiring home-based day care be permitted as an accessory use for all residential uses. **HB 1195**, as currently drafted, would tie zoning ordinances related to in-home child care centers to state rulemaking, exempt these commercial uses from all site plan review regulations, and allow these uses in any accessory structure 950 square feet or smaller (such as, but not limited to, a shed or garage). The bill would also mandate that child care centers be permitted by right on all land that permits commercial uses, including some industrial and manufacturing uses, and be effectively fully exempt from site plan review regulations.

NHMA **opposes** this bill as introduced because of several technical issues, including the unique and onerous requirement that a municipality must ensure that all its zoning ordinances related to home-based care are in line with state administrative rules, which can change without the municipality knowing and outside the municipality's timeline to amend its zoning ordinances, and exempting a commercial use from all site plan regulations, which creates issues for safety and would allow these commercial uses to negatively impact abutters.

A draft amendment that NHMA consulted on is expected to be introduced on Tuesday, addressing these concerns. The amendment:

- Removes language that expands the in-home day care zoning mandate and requirement that links day care zoning to state rulemaking.
- Allows "child care centers," as defined in the current **HB 1195**, by right on "commercially zoned land."
- Defines "commercially zoned land" so it's clearer to municipalities where child care centers would be allowed by right.
- Allows nonconforming structures on commercially zoned land to be converted by right, "provided that the structure is not altered to further violate zoning district dimensional requirements."
- Ensures that site plan review regulations, if adopted by a municipality, are still applicable for these proposed commercial uses, like any other commercial use.
- Ensures that the applicable state fire, building, water supply, and sewage disposal requirements are followed by the applicant.

Please **email committee members today and over the long weekend and ask them to support NHMA's proposed amendment to the HB 1195 and oppose any other**

**amendments**, as well as the bill as introduced. Tell them although zoning mandates are unlikely to alleviate the real barriers for child care—labor availability and wage and overhead costs driving child care cost and access in New Hampshire—the NHMA amendment is a compromise that reasonably expands siting for new child care centers while maintaining local choice.

## ‘Free Agency’ for Public Employees

**HB 1704** would give large swaths of public employees the ability to negotiate wages, hours, or other employment terms directly with their employer, which would dismantle established labor relations, create administrative burdens and decrease efficiency, and raise significant legal and constitutional concerns that will lead to expensive lawsuits—all of which, ultimately, increase costs for taxpayers.

The bill came out of the **House Labor, Industrial and Rehabilitative Services Committee** with a narrow (11-9) recommendation of ought to pass and will be voted on by the House at a future date.

**Contact your local legislators now and tell them that under this bill municipalities would face dozens, potentially hundreds, of individualized negotiations, requiring them to track different pay scales, benefits, and other employment conditions.**

## House Session Roundup

The House met on **Thursday** to act on dozens of bills. Here are the outcomes of some bills of interest to NHMA members:

**HB 1580** and **HB 1707**, two of three bills that would create supplemental taxes or surcharges on non-primary residences, including vacation homes and seasonal rentals, were killed.

Two bills dealing with road salt failed to advance. **HB 1607**, regulating the storage of sodium chloride, calcium chloride, magnesium chloride, or salt treated abrasives or other chemicals used for snow and ice management, was tabled. As amended, municipal compliance would be “contingent on available funding from grants, gifts, and municipal revenues.” **HB 1810**, which would have imposed a fee on the sale bulk road salt, road salt mix, and brine, was killed.

**HB 1655** passed. This bill creates annual fees for real estate with waterfront access (\$100) or deeded water access (\$50) to a waterbody impounded by a state-owned dam that would be deposited in a dam maintenance fund. Municipalities can adopt and retain a \$5 fee for administrative costs.

**HB 1002** was tabled. The bill sought to eliminate the *local option* property tax exemption for solar systems.

## Final Risk Pool Gets Hearing

The last of three proposals dealing with the regulation of risk pools was heard by the **Senate Finance Committee** on Tuesday. **SB 661**, **opposed** by NHMA, is a repeat attempt by the Senate to regulate risk pools in a way that will add uncertainty to municipal budgeting and change the terms of risk pool membership.

Risk pools are created by cities, towns, counties, and school districts to reduce risks and associated insurance costs, shifting risk from an individual political subdivision to the pool. See **last week’s Bulletin** for more information on **SB 661**.

Two other risk pool bills **supported** by NHMA—**SB 605** and **HB 1491**—remain in committee. See the **January 30 Bulletin** for more details on these bills.

It is important to keep in mind that the stability of healthcare risk pools is tied to the future stability of healthcare for thousands of public employees in our state. One healthcare pool has already gone out

of a business, and another has stated it would cease offering healthcare coverage if the new provisions found in SB 661 pass. NHMA supports the ability of members to establish and govern the pools and understands that clear regulations that protect the members and allow the pools to operate are necessary. With health insurance being a huge driver of municipal costs, regularly outpacing inflation, providing legislative clarity is crucial.

## Lifeline for Housing Champions?

The Governor came out this week against the House repeal of the Housing Champions program ([HB 1196](#)). The [Senate Commerce Committee](#) has scheduled a public hearing for the bill on **Tuesday, February 17, at 10:45 a.m. in State House (SH) Room 100**—a fairly quick turnaround for a bill passed by the House only a week ago.

Housing Champions is a voluntary program created in 2023 and funded with a \$5 million appropriation to provide communities with another tool encouraging affordable housing development. Municipalities designated as Housing Champions are eligible to apply for grants to help them develop solutions and advance infrastructure that will help alleviate the state's housing shortage. Even if your community is not a Housing Champion (or does not plan to pursue this designation if it survives), please [sign in to oppose the bill](#) or contact committee members. The return on investment of the bill is undeniable.

For more background on the success of state and local partnerships and the troubling drift to heavy-handed state preemption of local options, check out **NHMA's recently released whitepaper, "Room for Everyone,"** which traces the roots of the housing deficit back nearly two decades, outlining the economic, demographic, and market forces that fueled rising prices and constrained supply. The NHMA paper, which was featured this week on [WMUR-TV's NH Business segment](#) also advocates for renewed partnership between the state and municipalities, emphasizing that effective housing policy must include infrastructure investment, targeted incentives, and flexible, locally tailored tools.

## House, Senate Have Lots to Talk About

The House and Senate both meet on Thursday. [Click here](#) for a full list of bills the House is acting on; [click here](#) for the Senate list.

## Quick Hits

Updates on some important bills we are following:

**Committee puts the kibosh on meals and rooms overhaul:** The [House Ways and Means Committee](#) voted 18-1 to recommend [HB 1474](#) inexpedient to legislate (ITL). The bill, which would change the municipal distribution formula for the meals and rooms tax, is on the **February 19** consent calendar.

**Manufactured mandate:** [HB 1357](#), which would allow manufactured housing in all residential zones, remains with the House Housing Committee and an executive session on the bill can be held at any time.

**Still no update on anti-NHMA bills:** [HB 1359](#) and [HB 1360](#) remain with the [House Legislative Administration Committee](#). These bills specifically **take aim at NHMA's ability to advocate** and at member municipalities' ability to govern the organization. **There is still time for local officials and concerned citizens to contact committee members and their local legislators** to impress upon them the value of NHMA membership and of having a shared voice at the State House. See the [January 23 Bulletin](#) for more on these bills.

## Legislative Policy Proposals Welcome

NHMA has a member-driven process by which it establishes the legislative policy positions to guide staff advocacy activities over the coming legislative biennium.

For the past month we have been (and still are) recruiting volunteers to serve on our three legislative policy committees. These committees will review existing policies as well as legislative policy proposals submitted by local officials and make recommendations on those policies, which will go to the NHMA Legislative Policy Conference in September.

If there is a law affecting municipal government that you think needs to be fixed, or if you have an idea for how the functions of local government might be improved with legislation, this is your opportunity to propose a change. To share your proposal, complete this [Legislative Policy Proposal Form](#). Include a brief (one or two sentence) policy statement, a statement about the municipal interest served by the proposal and an explanation that describes the nature of the problem or concern from a municipal perspective and discusses the proposed action that is being advocated to address the problem. Mail to NHMA, [25 Triangle Park Drive, Concord, NH 03301](mailto:25_Triangle_Park_Drive,_Concord,_NH_03301); or e-mail to [governmentaffairs@nhmunicipal.org](mailto:governmentaffairs@nhmunicipal.org) no later than the close of business on **April 17, 2026**.

Learn more about NHMA's 2027-2028 Legislative Policy Process in this [Questions and Answers fact sheet](#).

If you are a municipal official in a city or town and are interested in serving on one of the policy committees, please contact the advocacy staff at: [governmentaffairs@nhmunicipal.org](mailto:governmentaffairs@nhmunicipal.org). For more information on what the committees are and how they work, see [last week's Bulletin](#).

## **How to Make your Voice Heard**

The adage goes that "life is all about showing up." The same can be said for legislative advocacy. If a bill is of importance to your municipality, it's always best to make your case – for or against – in person. Every Friday, NHMA posts a [Bill Hearings Schedule](#) for the upcoming week. However, if you can't make it to Concord, you can use the Legislature's online portal to put your position on the hearing record.

The House has an [online testimony submission system](#) that allows you to indicate your position on the bill with an option to attach testimony. If you want to email all the members of a House committee, you will have to copy their email addresses individually from the [committee page](#).

The Senate has [a remote sign-in sheet](#) where you can indicate whether you are supportive of a bill, opposed, or neutral. Written testimony can be submitted via the "Email Entire Committee" link found on the [Senate committee page](#).

If you have time to follow along, livestreams of [House](#) and [Senate](#) sessions and committee meetings are available on YouTube. Prior sessions and committee meetings are also archived.

Finally, if you just want to contact your local legislators, there are [Contact a Senator](#) and [Contact a Representative](#) links on the [General Court](#) website.

**Note:** For any readers who print these emails out, all of the above links can be found on the General Court website at: <https://gc.nh.gov/>

Because the House and Senate have moved to digital calendars, committees now have the ability to reschedule when there is bad weather, when there are absences, or when issues with bills just haven't quite been worked out. If you are planning to attend a hearing or work session in person, we strongly recommend checking the [House Digital Calendar](#) and [Senate Digital Calendar](#) before heading to the State House. For those of you with an interest in a particular bill or set of bills, please use the 'subscribe' feature on [FastDemocracy](#) to get email updates when those bills are scheduled or rescheduled.

Finally, remember that House committees are meeting in a new location. The Legislative Office Building (LOB), where House committees typically meet, is closed for renovation and hearings are now being held at 1 Granite Place (GP), which is about 1.6 miles north of the State House. NHMA has [prepared a handout](#) on how to navigate Government Place.

## Follow Bills That Matter to You Online

In addition to our weekly Legislative Bulletin, NHMA provides members access to FastDemocracy, an online bill tracking platform, for efficient, real-time updates to legislative activity of interest to members. This tool can help ensure that you know when the bills that you care about most are scheduled for public hearing or votes.

Visit our online [Bill Tracker](#) page to learn more and feel free to subscribe to weekly or daily updates on subjects and bills of interest.

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### NHMA Events Calendar 2025 Final Legislative Bulletin

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## **Review Board Calendar**

**Non-Public Session**