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TOWN OF NORTH HAMPTON, NEW HAMPSHIRE

**SELECT BOARD AGENDA  
MONDAY FEBRUARY 26, 2018  
NOTICE OF PUBLIC MEETING  
NORTH HAMPTON TOWN HALL  
231 ATLANTIC AVENUE  
5:15 O'CLOCK PM**

**NON PUBLIC SESSION I: 5:16 O'CLOCK P.M.  
EXECUTIVE CONFERENCE ROOM  
TOWN ADMINISTRATIVE OFFICE  
233 ATLANTIC AVENUE**

**NON PUBLIC SESSION II: 5:30 O'CLOCK P.M.  
EXECUTIVE CONFERENCE ROOM  
TOWN ADMINISTRATIVE OFFICE  
233 ATLANTIC AVENUE**

**NON PUBLIC SESSION III: 6:30 O'CLOCK P.M.  
EXECUTIVE CONFERENCE ROOM  
TOWN ADMINISTRATIVE OFFICE  
233 ATLANTIC AVENUE**

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1. 5:15 p.m. Call to Order
2. 5:16 p.m. Non-Public Session I Pursuant to RSA 91-A:3, II (c)
3. 5:30 p.m. Non-Public Session II Pursuant to RSA 91-A:3, II (c,e)
4. 6:30 p.m. Non-Public Session III Pursuant to RSA 91-A:3, II (c)
5. 6:55 p.m. Return to Regular Session and Recess to Town Hall, 231 Atlantic Avenue
6. 7:00 p.m. Reconvening of Public Session at Town Hall and Pledge of Allegiance
  
7. First Public Comment Session  
Public Comment is an opportunity for residents to ask questions, request information and make comments on issues facing the Town. Individuals will be given not more than three (3) minutes to speak, and people who have already spoken will be asked to wait until everyone has had the chance to speak once. The total time devoted to this agenda item is fifteen (15) minutes. Individuals who are not able to speak during the

First Public Comment Session will be given first opportunity to speak during the Second Public Comment Session at the end of the Meeting.

**8. Consent Calendar**

- 8.1 Payroll Manifest of 02/15/2018 in the amount of \$57,447.13
- 8.2 Payroll Manifest of 02/22/2018 in the amount of \$57,175.88
- 8.3 Accounts Payable Manifest of 02/22/2018 in the amount of \$1,093,533.49
- 8.4 Approval of Elderly Exemption Renewal
- 8.5 Cemetery Deeds
- 8.6 Approval of Invoice for Fire Permit Fees from 07/01/2017 – 12/31/2017

**9. Correspondence**

- 9.1 Correspondence from State of New Hampshire Department of Transportation
- 9.2 Correspondence from Mindi Messmer

**10. Committee Updates**

- 10.1 Budget Committee
- 10.2 Economic Development Committee
- 10.3 Heritage Commission
- 10.4 Water Commission
- 10.5 Bandstand Committee

**11. Report of the Interim Town Administrator**

- 11.1 General Report

**12. Items Left on the Table**

- 12.1 Discussion of Document Management System
- 12.2 Discussion of Cable Revolving Fund

**13. New Business**

- 13.1 Discussion of Discretionary Easement Application – Scott Marsh
- 13.2 Discussion of MS4 Stormwater Permit – Jennifer Rowden
- 13.3 Discussion of Appointments to Heritage Commission – Donna Etela
- 13.4 Discussion of Discretionary Barn Preservation Policy – Donna Etela
- 13.5 Discussion of Town Wide Inventory – Donna Etela
- 13.6 Presentation from the North Hampton Recreation Commission
- 13.7 Aquarion Water Company PFAS Update – Carl McMorran
- 13.8 Discussion of 2018 Beach Parking Lease Agreement and Price for Permits
- 13.9 Discussion of Draft Select Board Rules and Procedures
- 13.10 Discussion of Town Hall Condition Report
- 13.11 Discussion of 2004 Ford Explorer Bid

**14. Minutes of Prior Meetings**

- 14.1 Approval of February 13, 2018 Meeting Minutes

**15. Any Other Item that may legally come before the Board**

The Board reserves the right to take action on any item relative to the prudential administration of the Town's affairs, which circumstances may require.

**16. Second Public Comment Session**

See Item 6, above.

**17. Adjournment**

INTERIM TOWN ADMINISTRATOR  
MICHAEL J. TULLY

MTULLY@NORTHHAMPTON-NH.GOV



MUNICIPAL OFFICES  
233 ATLANTIC AVENUE  
NORTH HAMPTON, NH 03862

TEL: (603) 964-8087  
FAX: (603) 964-1514

TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
OFFICE *of the* TOWN ADMINISTRATOR

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C O N S E N T   C A L E N D A R

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**TO:** SELECT BOARD  
**FROM:** MICHAEL TULLY, INTERIM TOWN ADMINISTRATOR  
**SUBJECT:** CONSENT CALENDAR FOR SELECT BOARD MEETING 02/26/2018  
**DATE:** 02/23/2018

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**The following actions are for the approval of the Select Board:**


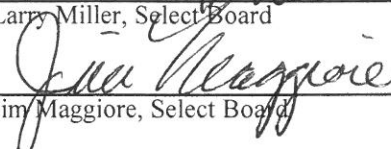
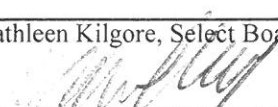

**Consent Calendar**

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- 8.4 Approval of Elderly Exemption Renewal
- 8.5 Cemetery Deeds
- 8.6 Approval of Invoice for Fire Permit Fees from 07/01/2017 – 12/31/2017

# TOWN OF NORTH HAMPTON PAYROLL MANIFEST

Report # 35554

Include Authorization Codes: Yes  
Batch: 18655  
Check Dates: (Earliest) - (Latest)  
Cash Account Number:  
Minimum Check Amount: \$0.00  
Sorted By: Check Number

Check #	Check Date	Code	Name	Chk Grp	Gross Pay	Net Pay	Direct Deposit	Check Amt	Void
<div style="text-align: center;">             Larry Miller, Select Board         </div>									
<div style="text-align: center;">             Jim Maggiore, Select Board         </div>									
<div style="text-align: center;">             Kathleen Kilgore, Select Board         </div>									
<div style="text-align: center;">             Michael Tully, Interim Town Administrator         </div>									
	02/15/2018	EFTPS	FEDERAL TAX PAYMENTS		7,698.98	7,698.98	0.00	0.00	
221696	02/15/2018	2008	PETER FRANCIS	1	1,766.25	1,151.24	308.37	842.87	
221697	02/15/2018	9722	FRANCIS P. CULLEN	1	198.24	178.35	0.00	178.35	
221698	02/15/2018	9488	RICHARD C. JANVRIN	1	238.67	218.75	0.00	218.75	
221699	02/15/2018	9742	LINDSEY J. ROSS	1	240.00	212.74	0.00	212.74	
221700	02/15/2018	9691	GLEN S. BOSWORTH	1	1,150.44	878.75	878.75	0.00	
221701	02/15/2018	9655	COLIN J. CHEVALIER	1	1,040.68	768.80	768.80	0.00	
221702	02/15/2018	9409	STEPHEN S. HENRY	1	1,315.32	967.78	967.78	0.00	
221703	02/15/2018	5855	JAMES M. JURTA	1	2,240.10	1,699.91	1,699.91	0.00	
221704	02/15/2018	2019	JASON M. LAJOIE	1	1,534.62	1,157.10	1,157.10	0.00	
221705	02/15/2018	9701	MICHAEL W. MORIN	1	1,040.68	740.12	740.12	0.00	
221706	02/15/2018	9481	JEREMY J. PARENT	1	1,392.93	898.42	898.42	0.00	
221707	02/15/2018	9738	THOMAS A. PIDGEON	1	787.50	611.59	611.59	0.00	
221708	02/15/2018	9621	ANGELO C. PUGLISI	1	2,882.21	1,921.16	1,921.16	0.00	
221709	02/15/2018	9557	LEE WILLIAM TABER	1	1,710.25	1,067.24	1,067.24	0.00	
221710	02/15/2018	9422	MARTIN B. TAVITIAN	1	1,264.24	761.65	761.65	0.00	
221711	02/15/2018	9745	DAVID L. TRAINOR	1	787.50	611.89	611.89	0.00	
221712	02/15/2018	9083	MICHAEL J. TULLY	1	2,128.18	1,249.11	1,249.11	0.00	
221713	02/15/2018	9737	TROY C. WISE	1	889.74	613.09	613.09	0.00	
221714	02/15/2018	9687	RYAN A. CORNWELL	1	1,579.79	1,116.20	1,116.20	0.00	
221715	02/15/2018	9702	ANNE M. KENNY	1	444.36	396.13	396.13	0.00	
221716	02/15/2018	9283	JEFFREY P. BARNES	1	1,666.51	1,207.69	1,207.69	0.00	
221717	02/15/2018	9649	SCOTT BUCHANAN	1	1,230.25	884.03	884.03	0.00	
221718	02/15/2018	9401	JON E. HOXIE	1	1,448.87	1,036.42	1,036.42	0.00	
221719	02/15/2018	9554	JOHN HUBBARD	1	1,619.97	1,199.31	1,199.31	0.00	
221720	02/15/2018	9718	TIMON A. AIKAWA	1	1,530.70	1,068.42	1,068.42	0.00	
221721	02/15/2018	9634	ASA D. JOHNSON	1	1,167.67	852.09	852.09	0.00	
221722	02/15/2018	9746	KYLE R. MANLOW	1	865.39	672.83	672.83	0.00	
221723	02/15/2018	9699	JAMES D. MASCIOLI	1	1,482.59	1,099.90	1,099.90	0.00	
221724	02/15/2018	9314	JESSICA L. MIEHLE	1	977.20	714.08	714.08	0.00	
221725	02/15/2018	9727	CHRISTOPHER R. POPPALARD	1	791.03	611.31	611.31	0.00	
221726	02/15/2018	9725	JOSHUA N. PRECOURT	1	971.16	694.37	694.37	0.00	
221727	02/15/2018	9332	JAMES M. RUSSELL	1	2,187.47	1,437.07	1,437.07	0.00	
221728	02/15/2018	9264	JOSHUA E. STOKEL	1	1,854.63	1,445.54	1,445.54	0.00	
221729	02/15/2018	9710	PAUL J. YANAKOPULOS	1	1,657.53	1,229.64	1,229.64	0.00	
221730	02/15/2018	9712	JOEL F. HURVITZ	1	90.00	81.23	81.23	0.00	



# TOWN OF NORTH HAMPTON PAYROLL MANIFEST

Report # 35554

Check #	Check Date	Code	Name	Chk Grp	Gross Pay	Net Pay	Direct Deposit	Check Amt	Void
221731	02/15/2018	9230	STEVEN BUCHANAN	1	559.64	461.88	461.88	0.00	
221732	02/15/2018	9728	PATRICIA M. BOOKER	1	164.08	151.53	151.53	0.00	
221733	02/15/2018	9129	SUSAN M. BUCHANAN	1	1,090.90	782.66	782.66	0.00	
221734	02/15/2018	9480	PATRICIA LEE	1	281.61	260.07	260.07	0.00	
221735	02/15/2018	9004	JANET L. FACELLA	1	1,199.26	859.81	859.81	0.00	
221736	02/15/2018	9719	RICHARD M. MILNER	1	1,028.85	797.28	797.28	0.00	
221737	02/15/2018	LGC	Healthtrust		90.38	90.38	0.00	90.38	
221738	02/15/2018	457B	MID ATLANTIC CAPITAL CORP		1,160.76	1,160.76	0.00	1,160.76	
					<b>57,447.13</b>	<b>43,717.30</b>	<b>33,314.47</b>	<b>2,703.85</b>	

Check Authorization Summary			
Type	Description	Count	Amount
Employee	Checks	4	1,452.71
	Voided Checks	0	0.00
	Direct Deposits (Fully Distributed)	37	33,006.10
	ACH Employee Credits	38	33,314.47
	ACH Employee Debits (Voids)	0	0.00
Deduction	Checks	2	1,251.14
	Voided Checks	0	0.00
	ACH Vendor Credits	0	0.00
	ACH VendorDebits (Voids)	0	0.00
Taxes	EFTPS Payment - Debit	1	7,698.98

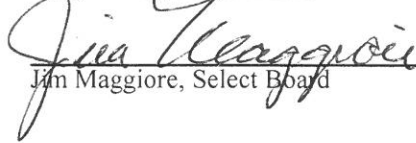
# TOWN OF NORTH HAMPTON PAYROLL MANIFEST

Report # 35640

Include Authorization Codes: Yes  
Batch: 18716  
Check Dates: (Earliest) - (Latest)  
Cash Account Number:  
Minimum Check Amount: \$0.00  
Sorted By: Check Number

Check #	Check Date	Code	Name	Chk Grp	Gross Pay	Net Pay	Direct Deposit	Check Amt	Void
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Larry Miller, Select Board



Jim Maggiore, Select Board

Kathleen Kilgore, Select Board



Michael Tully, Interim Town Administrator

	02/22/2018	EFTPS	FEDERAL TAX PAYMENTS		7,418.48	7,418.48	0.00	0.00	
221739	02/22/2018	2008	PETER FRANCIS	1	2,083.70	1,370.67	308.37	1,062.30	
221740	02/22/2018	9722	FRANCIS P. CULLEN	1	198.24	178.35	0.00	178.35	
221741	02/22/2018	9488	RICHARD C. JANVRIN	1	131.68	121.61	0.00	121.61	
221742	02/22/2018	9742	LINDSEY J. ROSS	1	240.00	212.74	0.00	212.74	
221743	02/22/2018	9691	GLEN S. BOSWORTH	1	1,150.44	878.75	878.75	0.00	
221744	02/22/2018	9655	COLIN J. CHEVALIER	1	1,214.38	897.29	897.29	0.00	
221745	02/22/2018	9409	STEPHEN S. HENRY	1	1,846.73	1,372.55	1,372.55	0.00	
221746	02/22/2018	5855	JAMES M. JURTA	1	1,242.76	950.49	950.49	0.00	
221747	02/22/2018	2019	JASON M. LAJOIE	1	1,534.62	1,157.10	1,157.10	0.00	
221748	02/22/2018	9701	MICHAEL W. MORIN	1	1,465.28	1,042.93	1,042.93	0.00	
221749	02/22/2018	9481	JEREMY J. PARENT	1	1,083.33	697.17	697.17	0.00	
221750	02/22/2018	9738	THOMAS A. PIDGEON	1	1,269.47	966.48	966.48	0.00	
221751	02/22/2018	9621	ANGELO C. PUGLISI	1	1,863.91	1,251.84	1,251.84	0.00	
221752	02/22/2018	9557	LEE WILLIAM TABER	1	2,086.54	1,320.75	1,320.75	0.00	
221753	02/22/2018	9422	MARTIN B. TAVITIAN	1	1,330.87	806.54	806.54	0.00	
221754	02/22/2018	9745	DAVID L. TRAINOR	1	787.50	596.89	596.89	0.00	
221755	02/22/2018	9083	MICHAEL J. TULLY	1	2,128.18	1,249.11	1,249.11	0.00	
221756	02/22/2018	9737	TROY C. WISE	1	1,868.27	1,270.78	1,270.78	0.00	
221757	02/22/2018	9687	RYAN A. CORNWELL	1	1,579.79	1,116.20	1,116.20	0.00	
221758	02/22/2018	9702	ANNE M. KENNY	1	380.88	343.85	343.85	0.00	
221759	02/22/2018	9283	JEFFREY P. BARNES	1	1,039.69	742.65	742.65	0.00	
221760	02/22/2018	9649	SCOTT BUCHANAN	1	760.00	535.15	535.15	0.00	
221761	02/22/2018	9401	JON E. HOXIE	1	902.03	630.72	630.72	0.00	
221762	02/22/2018	9554	JOHN HUBBARD	1	1,619.97	1,199.31	1,199.31	0.00	
221763	02/22/2018	9718	TIMON A. AIKAWA	1	1,318.51	925.11	925.11	0.00	
221764	02/22/2018	9634	ASA D. JOHNSON	1	1,284.30	930.86	930.86	0.00	
221765	02/22/2018	9746	KYLE R. MANLOW	1	865.39	672.83	672.83	0.00	
221766	02/22/2018	9699	JAMES D. MASCIOLI	1	1,437.52	1,081.35	1,081.35	0.00	
221767	02/22/2018	9314	JESSICA L. MIEHLE	1	977.20	714.08	714.08	0.00	
221768	02/22/2018	9727	CHRISTOPHER R. POPPALARD	1	1,328.80	985.22	985.22	0.00	
221769	02/22/2018	9725	JOSHUA N. PRECOURT	1	1,273.72	898.72	898.72	0.00	
221770	02/22/2018	9332	JAMES M. RUSSELL	1	1,916.96	1,256.85	1,256.85	0.00	
221771	02/22/2018	9264	JOSHUA E. STOKEL	1	2,088.37	1,609.54	1,609.54	0.00	
221772	02/22/2018	9710	PAUL J. YANAKOPOLOS	1	1,885.59	1,400.10	1,400.10	0.00	
221773	02/22/2018	9712	JOEL F. HURVITZ	1	112.50	99.76	99.76	0.00	

# TOWN OF NORTH HAMPTON PAYROLL MANIFEST

Report # 35640

Check #	Check Date	Code	Name	Chk Grp	Gross Pay	Net Pay	Direct Deposit	Check Amt	Void
221774	02/22/2018	9230	STEVEN BUCHANAN	1	403.27	336.23	336.23	0.00	
221775	02/22/2018	9728	PATRICIA M. BOOKER	1	164.08	151.53	151.53	0.00	
221776	02/22/2018	9129	SUSAN M. BUCHANAN	1	1,090.90	782.66	782.66	0.00	
221777	02/22/2018	9480	PATRICIA LEE	1	298.94	276.08	276.08	0.00	
221778	02/22/2018	9004	JANET L. FACELLA	1	1,125.39	811.88	811.88	0.00	
221779	02/22/2018	9719	RICHARD M. MILNER	1	1,028.85	797.28	797.28	0.00	
221780	02/22/2018	LGC	Healthtrust		90.38	90.38	0.00	90.38	
221781	02/22/2018	457B	MID ATLANTIC CAPITAL CORP		1,258.47	1,258.47	0.00	1,258.47	
					<b>57,175.88</b>	<b>43,407.33</b>	<b>33,065.00</b>	<b>2,923.85</b>	

Check Authorization Summary			
Type	Description	Count	Amount
Employee	Checks	4	1,575.00
	Voided Checks	0	0.00
	Direct Deposits (Fully Distributed)	37	32,756.63
	ACH Employee Credits	38	33,065.00
	ACH Employee Debits (Voids)	0	0.00
Deduction	Checks	2	1,348.85
	Voided Checks	0	0.00
	ACH Vendor Credits	0	0.00
	ACH VendorDebits (Voids)	0	0.00
Taxes	EFTPS Payment - Debit	1	7,418.48

# TOWN OF NORTH HAMPTON ACCOUNTS PAYABLE MANIFEST

Report # 35652

Check Batch: 18721  
Check Header: (N / A)  
Check Numbers: (First) - (Last)  
Check Dates: (Earliest) - (Latest)  
Cash Account Numbers: (First) - (Last)  
Bank Account Code: (N/A)  
Check Authorization Code: AP  
Minimum Check Amount: \$0.00  
Sorted By:  
Include Payable Information: No  
Include Payable Dist Information: No  
Include Authorization Information: Yes

Batch #	Check #	Check Date	Vendor Code	Vendor Name	Electronic Amount	Check Amount
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Larry Miller, Select Board

Jim Maggiore, Select Board

Kathleen Kilgore, Select Board



Michael Tully, Interim Town Administrator

18721	33740	02/22/2018	4052	AUTOZONE	0.00	254.98
	33741	02/22/2018	2288	BEAUREGARD EQUIPMENT INC	0.00	1,000.75
	33742	02/22/2018	4333	BEDNAREK, LUKE	0.00	1,572.00
	33743	02/22/2018	49	BEN'S UNIFORMS	0.00	137.00
	33744	02/22/2018	126	BOUND TREE MEDICAL	0.00	193.68
	33745	02/22/2018	1319	CENTER FOR OCCUPATIONAL HEALTH	0.00	712.80
	33746	02/22/2018	3995	CIT FINANCING SERVICE, INC.	0.00	198.12
	33747	02/22/2018	1209	COMCAST	0.00	393.68
	33748	02/22/2018	941	CONWAY OFFICE SOLUTIONS	0.00	762.62
	33749	02/22/2018	4034	CRYSTAL ROCK LLC	0.00	43.35
	33750	02/22/2018	2800	CURIOUS CREATURES	0.00	295.00

# TOWN OF NORTH HAMPTON ACCOUNTS PAYABLE MANIFEST

Report # 35652

Batch #	Check #	Check Date	Vendor Code	Vendor Name	Electronic Amount	Check Amount
	33751	02/22/2018	2657	DAVE'S SEPTIC SERVICE, INC	0.00	154.30
	33752	02/22/2018	299	DONAHUE, TUCKER & CIANDELLA	0.00	87.00
	33753	02/22/2018	4430	DRUMMONDWOODSUM	0.00	1,909.70
	33754	02/22/2018	33	EVERSOURCE	0.00	4,011.18
	33755	02/22/2018	4021	EXETER HOSPITAL	0.00	266.59
	33756	02/22/2018	2929	FIRST LIGHT	0.00	931.97
	33757	02/22/2018	71	G & K SERVICES	0.00	231.50
	33758	02/22/2018	363	GRANITE STATE MINERALS	0.00	13,610.69
	33759	02/22/2018	29	Health Trust	0.00	7.50
	33760	02/22/2018	372	IAFC	0.00	224.00
	33761	02/22/2018	1724	ICC MEMBERSHIP SERVICES	0.00	135.00
	33762	02/22/2018	3982	JORDAN AND SONS	0.00	700.00
	33763	02/22/2018	4275	KLIDARAS, TROY	0.00	3,006.50
	33764	02/22/2018	499	KNOWLES TREE SERVICE	0.00	900.00
	33765	02/22/2018	530	LAMPREY ENERGY, INC.	0.00	1,113.48
	33766	02/22/2018	2954	LIFE SAVERS, INC.	0.00	4,275.10
	33767	02/22/2018	4617	MAC TOOLS	0.00	63.16
	33768	02/22/2018	20	MATTHEW BENDER & CO INC	0.00	77.00
	33769	02/22/2018	332	MCFARLAND FORD SALES, INC.	0.00	935.95
	33770	02/22/2018	1152	MICHELE PECKHAM	0.00	5,072.71
	33771	02/22/2018	4676	MINUTEMAN PRESS	0.00	1,597.50
	33772	02/22/2018	1230	MUNICIPAL RESOURCES INC	0.00	15,292.92
	33773	02/22/2018	158	NEWMARKET SAND & GRAVEL DIV OF	0.00	1,265.15
	33774	02/22/2018	12	NORTH HAMPTON PUBLIC LIBRARY	0.00	32,538.56
	33775	02/22/2018	14	NORTH HAMPTON SCHOOL DISTRICT	0.00	711,045.00
	33776	02/22/2018	4674	PHILBROOK, HENRY	0.00	460.00
	33777	02/22/2018	4469	PREMIER COACH CO., INC.	0.00	10,320.00
	33778	02/22/2018	119	ROCKINGHAM COUNTY	0.00	26.00
	33779	02/22/2018	1717	RONALD LONGPRE PSY.D.	0.00	400.00
	33780	02/22/2018	1428	ROUTE 1 SELF STORAGE	0.00	210.00
	33781	02/22/2018	4396	SANDERS SEARCHES, LLC	0.00	286.72
	33782	02/22/2018	573	SANEL AUTO PARTS CO	0.00	21.30
	33783	02/22/2018	4675	SCHNITZLER, JOHN	0.00	1,200.00
	33784	02/22/2018	2724	SCHWAAB, INC.	0.00	41.75
	33785	02/22/2018	2255	SHERWIN-WILLIAMS	0.00	195.83
	33786	02/22/2018	3937	SHRED-IT USA	0.00	463.98
	33787	02/22/2018	4457	SITEONE LANDSCAPE SUPPLY, INC.	0.00	404.15

# TOWN OF NORTH HAMPTON ACCOUNTS PAYABLE MANIFEST

Batch #	Check #	Check Date	Vendor Code	Vendor Name	Electronic Amount	Check Amount
	33788	02/22/2018	1452	STANLEY ELEVATOR COMPANY INC	0.00	319.00
	33789	02/22/2018	2081	STRYKER SALES CORP	0.00	1,205.22
	33790	02/22/2018	56	TREASURER STATE OF NH	0.00	1,963.98
	33791	02/22/2018	2111	TREASURER STATE OF NH	0.00	1,130.00
	33792	02/22/2018	2110	TREASURER, STATE OF NH	0.00	50.00
	33793	02/22/2018	2953	TRI-RENT-ALL PORTSMOUTH	0.00	15.00
	33794	02/22/2018	2330	UPTON & HATFIELD LLP	0.00	12,879.22
	33795	02/22/2018	4276	VENTURA, JOHN	0.00	3,333.33
	33796	02/22/2018	4026	VERIZON WIRELESS	0.00	785.89
	33797	02/22/2018	1306	W.B. MASON	0.00	254.48
	33798	02/22/2018	91	WASTE MANAGEMENT	0.00	2,293.70
	33799	02/22/2018	4363	WILSON, LISA	0.00	47.50
	33800	02/22/2018	93	WINNACUNNET COOP SCHOOL DISTRICT	0.00	250,000.00
	33801	02/22/2018	4640	WORKOUT ANYTIME, NORTH HAMPTON	0.00	210.00
<b>Totals:</b>					0.00	<b>\$1,093,533.49</b>

62 Checks Listed.





*North Hampton*  
**FIRE & RESCUE**

235 ATLANTIC AVENUE  
NORTH HAMPTON, N.H. 03862

*Michael J. Tully*  
CHIEF OF DEPARTMENT

TEL: (603) 964-5500  
FAX: (603) 964-7249  
**EMERGENCY: 911**

February 9, 2018

NH Division of Forest and Land  
172 Pembroke Rd.  
Concord, NH 03301

To whom it may concern,

Please find the attached billing for Fire Permits, from the town of North Hampton

The Billing date is ***July 1, 2017 through December 31, 2017***

The total charges are ***\$965.20***

Thank you for your time

Sincerely,

Peter J. Francis  
Lieutenant/Deputy Warden  
North Hampton Fire & Rescue  
235 Atlantic Ave.  
North Hampton, NH 03862  
(603) 964-5500

## Fire Permits

## Billing Dates

7/1/17 through 12/31/17

STATE OF NEW HAMPSHIRE  
Department of Resources and Economic Development  
**Division of Forests and Lands**  
Forest Protection  
**FOREST FIRE REPORT/BILL**

After a fire, FILL OUT immediately. Send COPY NO.2 at once to Forest Ranger. Present COPIES 1 and 3 to Selectmen. Keep COPY NO.4. After town payment (within 30 days RSA 227-L:22,VI), COPY NO.1 duly signed should be forwarded to Forest Ranger. Town will keep COPY NO.3. **BILLS MUST BE PRESENTED TO DIRECTOR, THROUGH FOREST RANGER, WITHIN 60 DAYS OF BEING INCURRED.**  
(RSA 227-L:22,V)

Pay Personnel PROMPTLY. RETURN UNDISBURSED AMOUNT, if any, to Town Treasurer (Director should be notified of such returns.) Obtain Town Treasurer's receipt (on reverse of COPY NO.4) if any balances are returned. After final settlement and, in any case, before town settling time, AUDITORS MUST VERIFY ACCOUNTS, CERTIFY EXAMINATION (also on reverse of COPY NO.3) and PUBLISH A SUITABLE STATEMENT IN ANNUAL TOWN REPORTS.

**FIRE LOCATION, TIME & REPORT INFORMATION**

Town/City NORTH Hampton Street/Road \_\_\_\_\_  
 Grid location \_\_\_\_\_ Land owner \_\_\_\_\_  
 Date \_\_\_\_\_ Day of Week \_\_\_\_\_ Reported by \_\_\_\_\_  
 Time fire reported \_\_\_\_\_ Person receiving report \_\_\_\_\_  
 Time fire reached \_\_\_\_\_ Time of control \_\_\_\_\_  
 Time fire extinguished \_\_\_\_\_ Town assisting in Mutual Aid \_\_\_\_\_

CAUSE - Check One		Size - Check One		Grass or Brush - check one	
Lightning	<input type="checkbox"/>	EST. ACREAGE <i>N/A</i>	Class A spot	<input type="checkbox"/>	Grass <input type="checkbox"/> Brush <input type="checkbox"/>
Campfire	<input type="checkbox"/>		Class B 1/4-9A	<input type="checkbox"/>	
Smoking	<input type="checkbox"/>		Class C 10-99A	<input type="checkbox"/>	
Debris Burning	<input type="checkbox"/>		Class D 100-299A	<input type="checkbox"/>	
Arson	<input type="checkbox"/>	Mutual Aid- Yes <input type="checkbox"/> No <input type="checkbox"/>	Other 300+A	<input type="checkbox"/>	
Children	<input type="checkbox"/>	For Use by Forest Ranger:			
Railroads	<input type="checkbox"/>	Date Reviewed:		Ranger:	
Equipment use*	<input type="checkbox"/>	*Explanation (i.e. OHRV, Skidder, etc.)			
Miscellaneous*	<input type="checkbox"/>				

Was State Forest Fire Law violated? Yes ☐ No ☐ Permit fire? Yes ☐ No ☐

### Which law?

**What action has been taken against violator?**

Person(s) responsible

Name \_\_\_\_\_ Address \_\_\_\_\_

**FIRE BILL SECTION**

FULL NAME		TITLE OR SERVICE RENDERED (Warden, Deputy, Fireman, Labor, Patrol, Etc.)		HOURS	RATE	AMOUNT	
First	Last						
Michael	Tully	Warden		42.5	16.49	700	20
NAME		PASSENGER CAR, TRUCK, OTHER	NUMBER OF				
			MILES	HOURS	TRIPS		
		4-1		9.5		27.83	264 20
TOTAL EXPENSE						965	20

I hereby certify that \$ 965.20 of the amount of this bill, has been paid by the Town of North Hampton

*Richard*  
Town Treasurer

Payment Approved

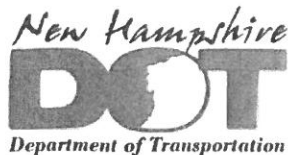
### Selectmen

Approval \_\_\_\_\_ 20\_\_\_\_

**SUBMIT RECEIPTS FOR SUPPLY PURCHASES WITH THIS BILL**

Date of Report/Bill:





*THE STATE OF NEW HAMPSHIRE*  
*DEPARTMENT OF TRANSPORTATION*



*Victoria F. Sheehan*  
*Commissioner*

*William Cass, P.E.*  
*Assistant Commissioner*

HAMPTON-PORTSMOUTH  
41215  
X-A004(567)  
Tier 2 Rehabilitation

Bureau of Highway Design  
Room 200  
Tel. (603) 271-2171  
Fax (603) 271-7025

February 13, 2018

Mr. Michael Tully  
Deputy Town Manager  
Town of North Hampton  
233 Atlantic Avenue  
North Hampton, NH 03862

Dear Mr. Tully:

The NH Department of Transportation (NHDOT) is developing a roadway resurfacing project along US 1. The project includes 7.3 miles of roadway resurfacing, starting just north of Lamson Lane in the Town of Hampton, extending north through North Hampton and Rye, and ending approximately 350' south of Peverly Hill Road in the City of Portsmouth.

The primary objective of the project is to improve the pavement condition of the roadway surface. This will be accomplished by milling three inches of existing pavement and inlaying an equal depth of pavement across the road, full width. Slight variations of the typical pavement treatment are used over bridges and within future NHDOT project limits. Ancillary work may include upgrades to drainage, curbing, guardrail, and pavement marking and signing, as well as limited signal work and curb ramps improvements.

Two lane, two way traffic will be maintained during daytime work with the use of short duration lane shifts or closures, as necessary. It is anticipated that the pavement work (milling and paving) will occur at night in segments, utilizing one lane alternating two way traffic and returning to two lane, two way traffic whenever possible. Throughout the duration of the project and at the discretion of the NHDOT, flaggers and uniformed officers will be used to control traffic. Portable changeable message signs will be used to notify motorists in advance of upcoming work and for messages during the construction.

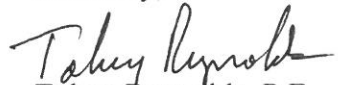
This project will be advertised on March 6<sup>th</sup>, 2018. Construction is expected to begin late Spring 2018, with a final completion in late Spring 2019. A pre-construction meeting, to which the Towns will be invited, will be held by the Contractors prior to the start of construction.

Included as part of this transmittal are 2 copies of the Municipal Work Zone Agreement (MWZA) that all municipalities are asked to sign as an acknowledgement that the NHDOT will have the authority to control traffic through the work zone for the duration of the project.

Please sign both enclosed documents and return them to me in the self-addressed, stamped envelope provided. One signed copy will be returned to the Town, the other will be retained by the NHDOT.

If you have any questions or would like to discuss this project further, please feel free to call me at 271-7421 or e-mail at [Tobey.Reynolds@dot.nh.gov](mailto:Tobey.Reynolds@dot.nh.gov).

Sincerely,

  
Tobey Reynolds, P.E.  
Roadway Section Chief

Enclosures (2)

cc: Chief Michael Maddocks, Town of North Hampton Police Department (Letter Only)

**MUNICIPAL WORK ZONE AGREEMENT  
FOR  
TIER 2 RESURFACING  
STATE PROJECT: 41215  
FEDERAL PROJECT: X-A004(567)**

THIS AGREEMENT, executed in *duplicate*, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2018, between the New Hampshire Department of Transportation, hereinafter called the "DEPARTMENT" and the City/Town of NORTH HAMPTON, hereinafter called the "TOWN."

WITNESSETH that,

WHEREAS, the DEPARTMENT will construct a 3" pavement mill and inlay on US 1 beginning just north of Lamson Lane in the Town of Hampton, extending northerly through North Hampton and Rye, and ending approximately 350' south of Peverly Hill Road in the City of Portsmouth. The proposed work in the TOWN includes a 3" mill and inlay, which transitions to a reduced depth mill and inlay/overlay from approximately 200' west of North Road (south) to approximately 500' east of North Road (north) (future NH DOT Project 24457). This project also includes guardrail replacement over the Little River, curb and curb ramp upgrades, minor drainage work and installation of traffic study equipment.

**WHEREAS, The State Legislature has delegated the Commissioner of the DEPARTMENT with full authority to control traffic in highway/bridge construction work zones on Class I, II, and III highways; RSA 228:21, 236:1, and 228:37;**

**WHEREAS, The Department intends to use a combination of flaggers and/or uniformed officers, as appropriate, to control traffic and ensure public and worker safety; and**

NOW, THEREFORE, in consideration of the above premises, it is mutually agreed as follows:

- A. The DEPARTMENT shall construct project Hampton Portsmouth 41215 Tier 2 Resurfacing in the TOWN.
- B. The DEPARTMENT will be responsible for the management and operation of the highway throughout the duration of the construction of the project. This includes the authority to determine the most appropriate way to control traffic within the construction work zone limits of the project.**
- C. The Department, as of April 1, 2013, will only compensate for the use of police officers that have successfully completed an NHDOT approved course on the Safe and Effective Use of Law Enforcement in Work Zones

IN WITNESS WHEREOF, the parties here have affixed their signatures, the Town of *NORTH HAMPTON*, New Hampshire, on this \_\_\_\_\_ day of \_\_\_\_\_, 2018; The Department of Transportation on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**NEW HAMPSHIRE DEPARTMENT OF  
TRANSPORTATION**

**TOWN OF NORTH HAMPTON**

By: \_\_\_\_\_  
Peter Stamnas, PE  
Director of Project Development

By: \_\_\_\_\_  
Michael Tully  
Deputy Town Manager

cc: Police Chief

**MUNICIPAL WORK ZONE AGREEMENT  
FOR  
TIER 2 RESURFACING  
STATE PROJECT: 41215  
FEDERAL PROJECT: X-A004(567)**

THIS AGREEMENT, executed in *duplicate*, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2018, between the New Hampshire Department of Transportation, hereinafter called the "DEPARTMENT" and the City/Town of NORTH HAMPTON, hereinafter called the "TOWN."

WITNESSETH that,

WHEREAS, the DEPARTMENT will construct a 3" pavement mill and inlay on US 1 beginning just north of Lamson Lane in the Town of Hampton, extending northerly through North Hampton and Rye, and ending approximately 350' south of Peverly Hill Road in the City of Portsmouth. The proposed work in the TOWN includes a 3" mill and inlay, which transitions to a reduced depth mill and inlay/overlay from approximately 200' west of North Road (south) to approximately 500' east of North Road (north) (future NH DOT Project 24457). This project also includes guardrail replacement over the Little River, curb and curb ramp upgrades, minor drainage work and installation of traffic study equipment.

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- B. The DEPARTMENT will be responsible for the management and operation of the highway throughout the duration of the construction of the project. This includes the authority to determine the most appropriate way to control traffic within the construction work zone limits of the project.**
- C. The Department, as of April 1, 2013, will only compensate for the use of police officers that have successfully completed an NHDOT approved course on the Safe and Effective Use of Law Enforcement in Work Zones

IN WITNESS WHEREOF, the parties here have affixed their signatures, the Town of *NORTH HAMPTON*, New Hampshire, on this \_\_\_\_\_ day of \_\_\_\_\_, 2018; The Department of Transportation on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**NEW HAMPSHIRE DEPARTMENT OF  
TRANSPORTATION**

**TOWN OF NORTH HAMPTON**

By: \_\_\_\_\_  
Peter Stamnas, PE  
Director of Project Development

By: \_\_\_\_\_  
Michael Tully  
Deputy Town Manager

cc: Police Chief

## Janet Facella

---

**From:** Jim Maggiore  
**Sent:** Wednesday, February 21, 2018 11:57 AM  
**To:** Janet Facella  
**Subject:** Fw: North Hampton BOS request  
**Attachments:** Leg Support email.pdf

*Sent from my Verizon LG Smartphone*

----- Original message-----

**From:** Mindi Messmer  
**Date:** Wed, Feb 14, 2018 12:22 PM  
**To:** Jim Maggiore; L Miller; Kathleen Kilgore;  
**Cc:** Representative Renny Cushing; Phil Bean; Mike Edgar;  
**Subject:** North Hampton BOS request

Good day,

Please find the attached request directed at the select board of North Hampton.

Please feel free to contact me with any questions or comments.

Thank you,

Mindi

Mindi Messmer, PG, CG  
ITRC Per- and Polyfluoroalkyl Substances (PFASs) Team  
Health, Human Services & Elderly Affairs Committee  
New Hampshire House of Representatives  
State House  
Concord, New Hampshire 03301  
Ph: 603-271-3334  
Mobile: 603.498.8847 | email: [mmessmer@me.com](mailto:mmessmer@me.com)



*State of New Hampshire*

HOUSE OF REPRESENTATIVES

CONCORD

February 14, 2018

Portsmouth City Council  
1 Junkins Avenue  
Portsmouth, NH 03801

Greenland Select Board  
575 Portsmouth Avenue, PO Box 100  
Greenland, NH 03840

Town of North Hampton Select Board  
231 Atlantic Avenue  
North Hampton, NH 03862

Town of Newington Select Board  
205 Nimble Hill Road  
Newington, NH 03801

Town of Rye Select Board  
10 Central Road  
Rye, NH 03870

Town of Hampton Select Board  
231 Atlantic Avenue  
Hampton, NH 03862

John Herlihy  
Vice President, Water Quality and  
Environmental Management  
Aquarion Water Company  
200 Monroe Turnpike  
Monroe, CT 06468

To Whom it May Concern:

Legislative efforts have been proposed to protect drinking water of the Seacoast, in particular your towns. Groundwater, surface water and drinking water in each of your towns and water supplied by Aquarion is threatened by contamination from Coakley Landfill. Therefore, we ask for your support by emailing and writing letters to the respective committees. Below is a summary of the bills we ask you to support:

**House Bill 1766 is an act relative to remediating the Coakley Landfill in Greenland** which outlines the authority the New Hampshire Department of Environmental Services has to compel remediation of the site that was supposed to be implemented in 1994. The groundwater and surface water remediation was never implemented and the New Hampshire Department of Environmental

February 14, 2018

Page 2 of 2

Services agrees is unacceptably contaminating our waterways and groundwater. This bill is scheduled for a hearing on **February 20, 2018** in the House Environment and Agriculture Committee. The committee can be emailed at [HouseEnvironmentandAgricultureCommittee@leg.state.nh.us](mailto:HouseEnvironmentandAgricultureCommittee@leg.state.nh.us) and the committee chair is Representative John O'Connor.

Another bill, **HB1701 is an act relative to making the Coakley Landfill Group subject to the provisions of RSA 91-A** is proposed to shed light on the activities of the Coakley Landfill Group, Coakley Landfill Group took \$5.25M and Attorney Sullivan is quoted saying \$27M (\$13M of which is Portsmouth taxpayer money) has been spent but is not sure what the money was spent on. This bill was heard in the Judiciary Committee and Coakley Landfill Group brought their lobbyist, Rath, Young and Pignatelli to the hearing to propose the bill. The executive session is in the near future but unscheduled to date. The committee can be emailed at [HouseJudiciaryCommittee@leg.state.nh.us](mailto:HouseJudiciaryCommittee@leg.state.nh.us) and the committee chair is Joseph Hagan.

Please let us know if you have any questions about this request. Thank you for your time.

Sincerely,



Rep. Mindi Messmer  
Rep. Renny Cushing  
Rep. Phil Bean  
Rep. Mike Edgar

Cc: Senator Jeanne Shaheen  
Senator Maggie Hassan  
Rep. Carol Shea-Porter  
Gordon McDonald, N.H. Attorney General

Michael J. Tully  
Interim Town Administrator

Municipal Offices  
233 Atlantic Avenue  
North Hampton, NH 03862  
mtully@northhampton-nh.gov  
Tel: (603) 964-8087  
Fax: (603) 964-1514



TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
OFFICE of the TOWN ADMINISTRATOR

---

**TOWN ADMINISTRATOR'S REPORT  
FEBRUARY 26, 2018 SELECT BOARD MEETING**

---

**REPORTING PERIOD**

The reporting period is from February 14, 2018 through February 26, 2018

**FINANCE**

The current expenditure report can be found here: [https://www.northhampton-nh.gov/sites/northhamptonnh/files/uploads/expense02122018\\_0.pdf](https://www.northhampton-nh.gov/sites/northhamptonnh/files/uploads/expense02122018_0.pdf)

FY 18 expenditures are within normal parameters, there are no alarming trends at this point. Highway and Fire budgets are being monitored week by week. Overall the budget is in good shape. I will keep the Board updated with any changes.

**PRIORITIES**

**Personnel**

*Town Administration.* Brian Kaenrath is scheduled for his first day in North Hampton on March 12, 2018. A workshop has been scheduled for March 5, 2018 at 9:30 am in the upstairs conference room to discuss plans for a smooth transition for the position.

*The Police Department.* The department is working with Propertyroom.com to clean out old unused equipment from the building. Officer Whitcomb, the newest officer on the force, starts March 4, 2018.

*The Fire Department.* Rye Fire Department was very appreciative of the Town's offer to share its used equipment to offset future expenses for their department. I expressed the Town's



appreciation for allowing our Town to utilize their back-up ambulance in the event that ours requires service.

*Building Department.* The part time Building Inspectors advertisement has closed. Resumes will be forwarded to the Board for review and the process will move to the next step.

### **Facilities**

*Town Hall.* Nothing new to report

*The Library.* Nothing new to report

*Stone Building.* Mrs. Buchanan has been working on cleaning out the upstairs in the Town Clerks Office. There are various boxes of supplies that belong to various committees. If you are aware of property being stored there for a committee let her know and Chairs may receive calls from her asking if the property can be disposed of.

### **Projects**

*Town Sign.* I am currently working with Nancy-Jane Luff and Timberline Signs to get a quote to replace the welcome sign that used to be on Rte. 1 at the Hampton Town line. The sign rotted away and was damaged previously. I thought this would be a project to consider near the end of the fiscal year.

*Telephone System/Communications.* Nothing new to report

*Cell Tower.* Nothing new to report.

*Banners.* Nothing new to report

*Regionalization.* We are still working on the details of how the recent agreements with Rye will be handled. I will keep the Board up to date with any developments they should be made aware of.

*Perambulation.* Nothing new to report.

*Aquarion.* Aquarion has sent out letters to residents to test private wells. A sample letter has been posted on the website.

*Coakley Landfill Group.* Nothing new to report

*Cemeteries.* Nothing new to report.

*Finance Policies:* Nothing new to report.

## Janet Facella

---

**From:** Michael Tully  
**Sent:** Friday, February 16, 2018 10:47 AM  
**To:** Janet Facella  
**Subject:** FW: Recommendation for Discretionary Easement - 2 Attachemnts  
**Attachments:** 2.15.18 Ltr to SB DE.pdf; DiscretionaryEasement File rdcd.pdf

FYI

Michael J. Tully  
Interim Town Administrator  
Town of North Hampton, NH  
[mtully@northhampton-nh.gov](mailto:mtully@northhampton-nh.gov)  
(603) 964-8087

---

**From:** Lisa J. Wilson [<mailto:lisajwilson@comcast.net>]  
**Sent:** Friday, February 16, 2018 10:36 AM  
**To:** Maggiore; L Miller; Kathleen Kilgore; Michael Tully  
**Cc:** Kathy Grant; Phillip Thayer; Andy Vorkink; Shep Kroner; Shep Kroner; Lisa Wilson; Beverly Moore; Lauri Etela; Mike Lynch; Allyson Ryder; Beverly Moore  
**Subject:** Recommendation for Discretionary Easement - 2 Attachemnts

To the Select Board,

The Conservation Commission recommends that the Select Board/Tax Assessor approve the attached application for a Discretionary Easement to better protect our Town's water resources by furthering the protection of North Brook and Little River.

The Commission also suggests that the Select Board/Tax Assessor adopt a procedure to flag any parcels where a Discretionary Easement is held to notify the land owner of a possible impending renewal.

Given that there are likely not too many lots in town where Discretionary Easements are held, it is very easy for the required ten-year renewal period to go unnoticed by the assessing authorities/landowners. (The Fritz lots may be the only lots in town with a such an easement.)

The Conservation Commission very much appreciates the Tax Assessor's review of the conservation land in town and the office sending the application to the Commission for review.

Please find attached the letter to the Select Board from the Commission recommending approval of the Discretionary Easement and a slightly condensed digital copy of the landowners' application materials.

I returned the complete application to the town office yesterday.

Thank you,

Lisa

## Discretionary Easement

To: Michael Tulley  
Interim Town Administrator  
Town of North Hampton

From: Michael Pelletier, CNHA  
Municipal Resources, Inc.  
Contracted Assessing Agents

Date: February 20, 2018

RE: Discretionary Easement Application

---

Attached is a renewal application that was submitted by Helmut and Heide Fritz for a two vacant parcels situated at Tax Map 17 Lot 107-001 and Tax Map 17 Lot 107-002. The original easement was granted in 1983- book 2467 page 0502, no renewals were found at the registry or in the Town files. Discretionary easements are to be renewed every ten years.

The application submitted appears complete.

If granted range of values are determined as follows:

1). Assessment value is assigned utilizing the current use values if the land meets the criteria for open space land under RSA 79-A. (As the property is less than ten acres it is recommended that the Conservation Commission review the properties to see if they qualify under 79-C: 3). **The Conservation Commission has reviewed the application on February 15, 2018, and has recommended that the parcels continue to receive the discretionary easement.**

2). The other end of the range shall be determined by multiplying 75 percent of the lands fair market value by the current equalization ratio.

Please indicate which method of assessment is to be granted.

(1) Current use values

(2) 75% of fair market value

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**North Hampton Conservation  
Commission**

Lisa Wilson, Chair  
Kathy Grant, Vice Chair  
Phil Thayer, Andy Vorkink,  
Shep Kroner, Lauri Etela,  
Mike Lynch, Allyson Ryder, *Alternate Member*



**Town of North Hampton  
233 Atlantic Avenue  
North Hampton, New Hampshire 03862**

February 15, 2018

To the Town of North Hampton Select Board,

The Conservation Commission reviewed the application for a *Discretionary Easement* submitted by Helmut and Heide Fritz of 11 Janvrin Road, Hampton, New Hampshire, 03842 for two undeveloped lots on North Road located at Eight North Road, and Ten North Road, North Hampton, NH. The properties are located on Tax Map17: Lots 107-001 and 107-002.

The Commission recommends approval of the discretionary easements pursuant to RSA 79-C:1 and RSA 79-C3, 2c to serve the public interest for the scenic enjoyment by the general public from North Road.

It is important to note that Mr. and Mrs. Fritz were first granted a Discretionary Easement in 1983 and that North Hampton School was granted a 50" right-of-way that has been recorded at the *Rockingham County Registry of Deeds* (Book 2467, Page 0502). Please note that the attached appraisal report fails to mention this right-way-of, which although may diminish the value of the encumbered lot, the right-of-way benefits the school and the general public.

Discretionary easements on these two lots will help protect North Brook which runs directly into Little River. Preservation of this land will help fulfill the state and Town's adopted policies to protect rural land and North Hampton's water resources.

I behalf of the Conservation Commission, I thank you for the opportunity to review this application and to make a recommendation to the Select Board.

Sincerely,



Lisa J. Wilson, Chair  
North Hampton Conservation Commission

Attachment: *NHDES Discretionary Easement Application, and Supplementary Documentation*

# Memo

To: Michael Tulley  
Interim Town Administrator  
Town of North Hampton

From: Michael Pelletier, CNHA  
Municipal Resources, Inc.  
Contracted Assessing Agents

Date: January 16, 2018

RE: Discretionary Easement Application

---

Attached is a renewal application that was submitted by Helmut and Heide Fritz for two unimproved parcels situated at Tax Map 17 Lot 107-001 and Tax Map 17 Lot 107-002. The original easement was granted in 1983 recorded in Book 2467 Page 0502 at Rockingham County Registry of deeds. The original did not specify a provision for automatic renewal. No renewals were found at the registry or in the Town files. The original easement was to be renewed every ten years.

The application submitted appears to be complete.

If granted, a range of values as determined are:

1). Assessment value is assigned utilizing the current use values if the land meets the criteria for open space land under RSA 79-A. (As the property is less than ten acres it is recommended that the Conservation Commission review the properties to see if they qualify under 79-C: 3).

Currently the properties are assessed utilizing the States current use values:

Map 17-107-1 = \$1,000

Map 17-107-2 = \$600

2). The other end of the range shall be determined by multiplying 75 percent of the lands fair market value by the current equalization ratio. (No other properties in Town are assessed utilizing this method)

If this process were to be utilized:

Map 17-107-1= \$215,250

Map 17-107-2= \$214,762

If any questions or additional information is desired, please let me know. I have included Chapter 79-C Discretionary Easements.

# 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.

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

## 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.

02467 P0502

KNOW ALL MEN BY THESE PRESENTS. That Helmut Fritz and Heide Fritz, of Bradstreet Lane, Hampton, County of Rockingham, and State of New Hampshire,

for consideration paid, grant to the Town of No. Hampton, County of Rockingham, and State of New Hampshire,

with Easement Covenants

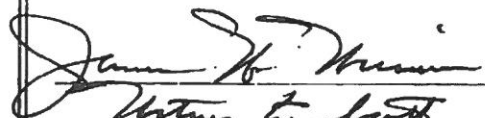
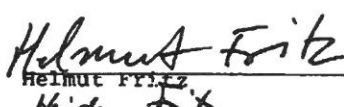
A discretionary easement for the term of ten (10) years on our property which is located on North Road in No. Hampton, County of Rockingham, State of New Hampshire, and further identified as Lots No. 107-01 and 107-02 on the Town of No. Hampton Tax Map at Page 17.

This easement is given in accordance with Chapter 79-A of the New Hampshire Revised Statutes Annotated and said property is designated as farm land horticultural crops. We shall not subdivide, develop, or otherwise change the use of such land to a more intensive use inconsistent with RSA 79-A.

This easement shall be a burden on the land shall bind all our heirs, transferees and assignees.

Reference is made to the Rockingham County Registry of Deeds Plan

We, being husband & wife ~~of the first and second parts~~ release to said grantee all rights of homestead and other interests therein.

  
Helmut Fritz  
  
Heide Fritz

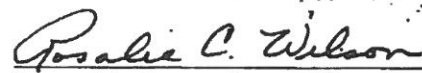
State of New Hampshire

ROCKINGHAM, ss.:

October 7, A.D. 1983

Personally appeared Helmut Fritz and Heide Fritz  
known to me, or satisfactorily proven, to be the persons whose names  
subscribed to the foregoing instrument and acknowledged that they  
for the purposes therein contained.

Before me,

  
Rosalie C. Wilson  
Justice of the Peace - Notary Public

MY COMMISSION EXPIRES  
DECEMBER 19, 1984



368'70

Nov 1 3 21 PM '83

For Select Board  
& Assessors  
To Complete if approved  
or denied.

FORM

PA-36

 NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
 DISCRETIONARY EASEMENT APPLICATION

## STEP 1 PROPERTY OWNER (S)

PLEASE TYPE OR PRINT	LAST NAME Helmut & Heide Fritz Revocable Trust of 1999		FIRST NAME	
	LAST NAME Fritz		FIRST NAME Helmut & Heide	
	STREET ADDRESS 11 Janvrin RD			
	ADDRESS (CONTINUED)			
	TOWN/CITY Hampton		STATE NH	ZIP CODE 03842

## STEP 2 PROPERTY LOCATION

PLEASE TYPE OR PRINT	STREET 8 North Road			
	TOWN/CITY North Hampton		COUNTY Rockingham	
	NUMBER OF ACRES IN PARCEL 2.11		NUMBER OF ACRES IN REQUESTED EASEMENT 2.11	
	MAP # 017/107	LOT # 002	BOOK # 3445	PAGE # 0126
	CHECK ONE: <input type="checkbox"/> Original Application <input checked="" type="checkbox"/> Renewal			TAX YEAR 2018

## STEP 3 REASON FOR DISCRETIONARY EASEMENT APPLICATION

<input type="checkbox"/>	Preservation of a Golf Course	<input type="checkbox"/>	Preservation of an airport	<input checked="" 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: <i>Attached letter</i>					

## STEP 4 SIGNATURES OF ALL PROPERTY OWNERS OF RECORD

TYPE OR PRINT NAME (in black ink) Helmut Fritz	SIGNATURE (in black ink) <i>Helmut Fritz</i>	DATE 1/8/2018
TYPE OR PRINT NAME (in black ink) Heide Fritz	SIGNATURE (in black ink) <i>Heide Fritz</i>	DATE 1/8/2018
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
**DISCRETIONARY EASEMENT APPLICATION**  
 (CONTINUED)

**STEP 5 TO BE COMPLETED BY THE LOCAL ASSESSORS**

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

**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)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (ink black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (ink black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (ink black ink)	SIGNATURE (in black ink)	DATE

**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 checked="" type="checkbox"/>	No <input type="checkbox"/>



NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
DISCRETIONARY EASEMENT APPLICATION

**GENERAL INSTRUCTIONS**

<b>WHO MUST FILE</b>	Form PA-36, discretionary easement application, shall be used by land owners applying for a discretionary easement, in accordance with RSA 79-C:3.						
<b>WHAT TO FILE</b>	Land owners submitting a completed application, Form PA-36, shall also: <ol style="list-style-type: none"> <li>(1) Submit a map of the entire parcel, showing:             <ol style="list-style-type: none"> <li>(a) The location and orientation of the property; and</li> <li>(b) The overall boundaries and acreages of land indicating that land for which an easement is and is not requested; and</li> </ol> </li> <li>(2) Submit an appraisal to justify the value of the requested easement.</li> </ol>						
<b>WHEN TO FILE</b>	A completed Form PA-36, a map of the land to be subject to the discretionary easement, and an appraisal of the value of the easement to be conveyed must be filed on or before April 15 of the tax year the easement is to be granted.						
<b>WHERE TO FILE</b>	Once completed and signed in black ink, this form and attachments shall be filed as follows: <table border="0" style="margin-left: 100px;"> <tr> <td>Original:</td><td>Register of Deeds</td></tr> <tr> <td>Copy:</td><td>Local Assessing Officials</td></tr> <tr> <td>Copy:</td><td>Land Owner</td></tr> </table>	Original:	Register of Deeds	Copy:	Local Assessing Officials	Copy:	Land Owner
Original:	Register of Deeds						
Copy:	Local Assessing Officials						
Copy:	Land Owner						
<b>APPEALS</b>	<p>If an application for a discretionary easement is denied, an applicant may appeal within six months of any such action by the assessing officials in writing to the New Hampshire board of Tax &amp; Land Appeals or the County Superior Court in accordance with RSA 79-A:9 or RSA 79-A:11.</p> <p>Forms for appealing to the Board of Tax and Land Appeals may be obtained from the NH Board of Tax and Land Appeals, 107 Pleasant Street, Concord, NH 03301 or by calling (603) 271-2578 or by visiting their web site at <a href="http://www.state.nh.us/btla">www.state.nh.us/btla</a>. Be sure to specify that you are appealing the denial of the Discretionary Easement Application.</p>						
<b>ADA</b>	Individuals who need auxiliary aids for effective communication in programs and services of the department are invited to make their needs and preferences known to the NH Department of Revenue Administration.						
<b>NEED HELP</b>	Contact your local municipality or the Property Appraisal Division at (603) 230-5950.						

**LINE-BY-LINE INSTRUCTIONS**

<b>STEP 1</b>	Enter the complete name(s), address, municipality, state and zip code of the land owner(s) requesting a discretionary easement under RSA 79-C:3.
<b>STEP 2</b>	Enter the property location information in the spaces provided, the number of acres in the parcel, the number of acres of the requested easement, the tax year, and whether this is an original application or a renewal.
<b>STEP 3</b>	Check the reason for application and describe how the property meets the tests of public benefit per RSA 79-C:3. Submit additional sheets if necessary.
<b>STEP 4</b>	All owners of record must type or print their full name, sign and date in black ink in the spaces provided. If there are more than 4 owners, submit a supplemental list of all additional owners names and signatures.
<b>STEP 5</b>	The local assessing officials shall complete this section, indicating approval or denial pending final approval of the selectmen or assessors. In the event of a denial, the local assessing officials may indicate in the comments section the cause of denial or qualifications relating to the easement requested.
<b>STEP 6</b>	Signatures and dates in black ink of a majority of the local selectmen or tax assessors on the lines provided indicates final approval.
<b>STEP 7</b>	<ol style="list-style-type: none"> <li>(a) Indicate whether a map has been included as described.</li> <li>(b) Indicate whether an appraisal has been submitted.</li> </ol> <p><b>If either document is missing or incomplete, this application shall be denied pursuant to RSA 79-C:4,II.</b></p>

## Attachment to the Discretionary Easement Application

We own two adjacent properties in North Hampton on North Road 8 and 10, next to the golf driving range (Map17 Lot 107-1 /Lot 107-2).

Lot 1 has 6 +/- acres; Lot 2 has 2 +/- acres.

We bought the property in 1979 as woodlot to preserve open space and for recreation; we had no intention to develop the property.

The lot provides access, along the North River, to the land of the School District of North Hampton.

In 1983 the taxes went up considerably and we applied for an adjustment to the 1982 valuation.

We explained to the board that we had no intention to develop the property or make any changes to the land, manage it as wood lot, open space, and for recreation.

We had no concerns with the 10 year minimum requirements.

The board of selectmen approved in 1983 the discretionary easement for current use.

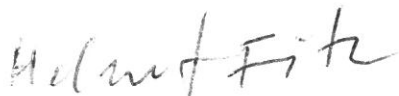
Since we bought the property we cleaned up trash and other debris, removed many dead pine- and spruce trees, used poplar and rotted hard wood trees as firewood. Otherwise we have not made any improvements or engineering to the property itself.

The property is a beautiful forest and we would like to keep it like this.

Please consider another extension for 10 years of the discretionary easement.

Sincerely

Helmut Fritz



Heide Fritz



1/8/2018



CURRENT OWNER				CURRENT ASSESSMENT			
TOPO.	UTILITIES	STRT./ROAD	LOCATION	Description	Code	Appraised Value	Assessed Value
FRITZ HELMUT & HEIDE TRUSTEES	Rolling						
HELMUT & HEIDE FRITZ REV TRUS				DIS EAS	7304	290,600	600
11 JANVRIN RD							
SUPPLEMENTAL DATA				NO HAMPTON, NH			
Other ID: 017-107-002				Total Fixtur 0			
HAMPTON, NH 03842							
Additional Owners:							

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description						
Model	00	Vacant											
				MIXED USE									
				Code	Description	Percentage							
				7304	DIS EAS FG	100							
				COST/MARKET VALUATION									
				Adj. Base Rate:									
				0.00									
				Replace Cost									
				0									
				AYB									
0													
EYB													
0													
Dep Code													
Remodel Rating													
Year Remodeled													
Dep %													
Functional Obslnc													
External Obslnc													
Cost Trend Factor													
1													
Condition													
% Complete													
Overall % Cond													
Apprais Val													
0													
Dep % Ovr													
Dep Ovr Comment													
0													
Misc Imp Ovr													
Misc Imp Ovr Comment													
Cost to Cure Ovr													
0													
Cost to Cure Ovr Comment													
0													
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)													
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp	Rt	Cnd	%Cnd	Appr Value
BUILDING SUB-AREA SUMMARY SECTION													
Code	Description	Living Area		Gross Area	Eff. Area	Unit Cost	Undeprc. Value						
Ttl Gross Liv Lease Area:													
		0		0	0	0							

No Photo On Record

No Photo On Record

*For Select Board  
& Assessors  
to Complete if approved  
or denied.*

FORM

PA-36

ISTRATION  
ATION

## STEP 1 PROPERTY OWNER(S)

PLEASE TYPE OR PRINT	LAST NAME Helmut & Heide Fritz Revocable Trust of 1999		FIRST NAME
	LAST NAME Fritz		FIRST NAME Helmut & Heide
	STREET ADDRESS 11 Janvrin RD		
	ADDRESS (CONTINUED)		
	TOWN/CITY Hampton	STATE NH	ZIP CODE 03842

## STEP 2 PROPERTY LOCATION

PLEASE TYPE OR PRINT	STREET 10 North Road		
	TOWN/CITY North Hampton		COUNTY Rockingham
	NUMBER OF ACRES IN PARCEL 5.74		NUMBER OF ACRES IN REQUESTED EASEMENT 5.74
	MAP # 017/107	LOT # 001	BOOK # 3445
	PAGE # 0126		TAX YEAR 2018
CHECK ONE: <input type="checkbox"/> Original Application <input checked="" type="checkbox"/> Renewal			

## STEP 3 REASON FOR DISCRETIONARY EASEMENT APPLICATION

<input type="checkbox"/> Preservation of a Golf Course	<input type="checkbox"/> Preservation of an airport	<input checked="" 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: Preserve open Space, protect woodland, recreation.		
(Descriptions on attached page)		

## STEP 4 SIGNATURES OF ALL PROPERTY OWNERS OF RECORD

TYPE OR PRINT NAME (in black ink) Helmut Fritz	SIGNATURE (in black ink) <i>Helmut Fritz</i>	DATE 1/8/2018
TYPE OR PRINT NAME (in black ink) Heide Fritz	SIGNATURE (in black ink) <i>Heide Fritz</i>	DATE 1/8/2018
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
**DISCRETIONARY EASEMENT APPLICATION**  
 (CONTINUED)

**STEP 5 TO BE COMPLETED BY THE LOCAL ASSESSORS**

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

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

TYPE OR PRINT NAME (Ink black ink)	SIGNATURE (Ink black ink)	DATE
TYPE OR PRINT NAME (Ink black ink)	SIGNATURE (Ink black ink)	DATE
TYPE OR PRINT NAME (Ink black ink)	SIGNATURE (Ink black ink)	DATE
TYPE OR PRINT NAME (Ink black ink)	SIGNATURE (Ink black ink)	DATE
TYPE OR PRINT NAME (Ink black ink)	SIGNATURE (Ink black ink)	DATE

**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 checked="" type="checkbox"/>	No <input type="checkbox"/>

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
**DISCRETIONARY EASEMENT APPLICATION**

**GENERAL INSTRUCTIONS**

<b>WHO MUST FILE</b>	Form PA-36, discretionary easement application, shall be used by land owners applying for a discretionary easement, in accordance with RSA 79-C:3.
<b>WHAT TO FILE</b>	Land owners submitting a completed application, Form PA-36, shall also: (1) Submit a map of the entire parcel, showing: (a) The location and orientation of the property; and (b) The overall boundaries and acreages of land indicating that land for which an easement is and is not requested; and (2) Submit an appraisal to justify the value of the requested easement.
<b>WHEN TO FILE</b>	A completed Form PA-36, a map of the land to be subject to the discretionary easement, and an appraisal of the value of the easement to be conveyed must be filed on or before April 15 of the tax year the easement is to be granted.
<b>WHERE TO FILE</b>	Once completed and signed in black ink, this form and attachments shall be filed as follows: Original:       Register of Deeds Copy:         Local Assessing Officials Copy:         Land Owner
<b>APPEALS</b>	If an application for a discretionary easement is denied, an applicant may appeal within six months of any such action by the assessing officials in writing to the New Hampshire board of Tax & Land Appeals or the County Superior Court in accordance with RSA 79-A:9 or RSA 79-A:11.  Forms for appealing to the Board of Tax and Land Appeals may be obtained from the NH Board of Tax and Land Appeals, 107 Pleasant Street, Concord, NH 03301 or by calling (603) 271-2578 or by visiting their web site at <a href="http://www.state.nh.us/btla">www.state.nh.us/btla</a> . Be sure to specify that you are appealing the denial of the Discretionary Easement Application.
<b>ADA</b>	Individuals who need auxiliary aids for effective communication in programs and services of the department are invited to make their needs and preferences known to the NH Department of Revenue Administration.
<b>NEED HELP</b>	Contact your local municipality or the Property Appraisal Division at (603) 230-5950.

**LINE-BY-LINE INSTRUCTIONS**

<b>STEP 1</b>	Enter the complete name(s), address, municipality, state and zip code of the land owner(s) requesting a discretionary easement under RSA 79-C:3.
<b>STEP 2</b>	Enter the property location information in the spaces provided, the number of acres in the parcel, the number of acres of the requested easement, the tax year, and whether this is an original application or a renewal.
<b>STEP 3</b>	Check the reason for application and describe how the property meets the tests of public benefit per RSA 79-C:3. Submit additional sheets if necessary.
<b>STEP 4</b>	All owners of record must type or print their full name, sign and date in black ink in the spaces provided. If there are more than 4 owners, submit a supplemental list of all additional owners names and signatures.
<b>STEP 5</b>	The local assessing officials shall complete this section, indicating approval or denial pending final approval of the selectmen or assessors. In the event of a denial, the local assessing officials may indicate in the comments section the cause of denial or qualifications relating to the easement requested.
<b>STEP 6</b>	Signatures and dates in black ink of a majority of the local selectmen or tax assessors on the lines provided indicates final approval.
<b>STEP 7</b>	(a) Indicate whether a map has been included as described. (b) Indicate whether an appraisal has been submitted. If either document is missing or incomplete, this application shall be denied pursuant to RSA 79-C:4,II.

## Attachment to the Discretionary Easement Application

We own two adjacent properties in North Hampton on North Road 8 and 10, next to the golf driving range (Map17 Lot 107-1 /Lot 107-2).

Lot 1 has 6 +/- acres; Lot 2 has 2 +/- acres.

We bought the property in 1979 as woodlot to preserve open space and for recreation; we had no intention to develop the property.

The lot provides access, along the North River, to the land of the School District of North Hampton.

In 1983 the taxes went up considerably and we applied for an adjustment to the 1982 valuation.

We explained to the board that we had no intention to develop the property or make any changes to the land, manage it as wood lot, open space, and for recreation.

We had no concerns with the 10 year minimum requirements.

The board of selectmen approved in 1983 the discretionary easement for current use.

Since we bought the property we cleaned up trash and other debris, removed many dead pine- and spruce trees, used poplar and rotted hard wood trees as firewood. Otherwise we have not made any improvements or engineering to the property itself.

The property is a beautiful forest and we would like to keep it like this.

Please consider another extension for 10 years of the discretionary easement.

Sincerely

Helmut Fritz



1/8/2018

Heide Fritz



1/8/2018







CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description				
Model	00		Vacant								
				MIXED USE							
				Code	Description	Percentage					
				7304	DIS EAS FG	100					
				COST/MARKET VALUATION							
				Adj. Base Rate: 0.00							
				Replace Cost 0							
				AYB 0							
				EYB 0							
				Dep Code							
				Remodel Rating							
				Year Remodeled							
				Dep %							
				Functional ObsInc							
				External ObsInc							
				Cost Trend Factor 1							
				Condition							
				% Complete							
				Overall % Cond							
				Apprais Val							
				Dep % Ovr 0							
				Dep Ovr Comment							
				Misc Imp Ovr 0							
				Misc Imp Ovr Comment							
				Cost to Cure Ovr 0							
				Cost to Cure Ovr Comment							
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)											
Code	Description	Sub	Sub Description	L/B Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area		Gross Area	Eff. Area	Unit Cost	Undeprec. Value				
Totl Gross Invl onco Area		0		0	0	0	0				



ESTABLISHED 1976

**APPRAISAL OF**



The Property

**LOCATED AT:**

10 North Rd  
North Hampton, NH 03862

**CLIENT:**

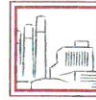
Helmut & Heide Fritz  
11 Janvrin Rd  
Hampton, NH 03842

**AS OF:**

December 27, 2017

**BY:**

Jonathan N. Wood  
NH Certified Residential Appraiser No.836



ESTABLISHED 1976

January 2, 2018

Helmut & Heide Fritz  
11 Janvrin Rd  
Hampton, NH 03842

File Number: 171218-2

Dear Mr & Mrs Fritz;

In accordance with your request, I have appraised the real property at:

10 North Rd  
North Hampton, NH 03862

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant. The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of December 27, 2017 is:

\$350,000  
Three Hundred Fifty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Respectfully submitted,

Jonathan N. Wood  
NH Certified Residential Appraiser No.836

---- PLEASE SEE ADDENDUMS FOR SCOPE OF WORK, DEFINITIONS AND ADDITIONAL EXPLANATION ----

# Land Appraisal Report

Fritz Rev. Trust  
File No. 171218-2

PURPOSE	The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.																																																																		
	Client Name/Intended User <b>Helmut &amp; Heide Fritz</b>		E-mail <b>helmut.fritz@comcast.net</b>																																																																
	Client Address <b>11 Janvrin Rd</b>		City <b>Hampton</b>	State <b>NH</b> Zip <b>03842</b>																																																															
	Additional Intended User(s) This appraisal report is intended for the sole use of the client named above or their advisors or assignees for the purpose stated below, any other use will require permission from the appraiser and additional fees will be incurred.																																																																		
SUBJECT	Intended Use The client has stated the intended use of this appraisal is to determine market value of the real estate listed below; in order to assist the above named client with a financial decision regarding that asset. Any other use will require permission from the appraiser.																																																																		
	Property Address <b>10 North Rd</b>		City <b>North Hampton</b>	State <b>NH</b> Zip <b>03862</b>																																																															
	Owner of Public Record <b>Helmut &amp; Heide Fritz Rev. Trust</b>		County <b>Rockingham</b>																																																																
	Legal Description <b>Book 3445 Page 0126 See Addendum for explanation</b>																																																																		
SALES HISTORY	Assessor's Parcel # <b>017/107/001</b>		Tax Year <b>2017</b>	R.E. Taxes \$ <b>18.51</b>																																																															
	Neighborhood Name <b>North Hampton</b>		Map Reference Univ. Atlas pg <b>106</b>	Census Tract <b>0660.00</b>																																																															
	Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)																																																																		
	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.																																																																		
NEIGHBORHOOD	Prior Sale/Transfer: Date <b>None within past 3 years</b> Price <b>N/A</b> Source(s) <b>Municipal records</b>																																																																		
	Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) <b>As of the appraisal date no prior sale or conveyance of the subject was found over the last three years. Comparable sales 1, 3, 4, 5 &amp; 6 were also checked for any type of conveyance for the year prior to the respective sale date and none were found. Comp 2 was purchased in an arms length transaction (MLS# 4457062 - 1/15/2016 - \$300,000 - 15 DOM), and then remarket through traditional realtors with typical market exposure.</b>																																																																		
	Offerings, options and contracts as of the effective date of the appraisal <b>To the best of the appraiser's knowledge, and as of the appraisal date, the subject is not known to be offered for sale, nor is it known to be under contract or option of sale.</b>																																																																		
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2">Neighborhood Characteristics</th> <th colspan="2">One-Unit Housing Trends</th> <th colspan="2">One-Unit Housing</th> <th colspan="2">Present Land Use %</th> </tr> </thead> <tbody> <tr> <td>Location</td> <td><input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural</td> <td>Property Values</td> <td><input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining</td> <td>PRICE</td> <td>AGE</td> <td>One-Unit</td> <td>35 %</td> </tr> <tr> <td>Built-Up</td> <td><input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%</td> <td>Demand/Supply</td> <td><input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply</td> <td>\$(000)</td> <td>(yrs)</td> <td>2-4 Unit</td> <td>%</td> </tr> <tr> <td>Growth</td> <td><input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow</td> <td>Marketing Time</td> <td><input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths</td> <td>270 Low</td> <td>1</td> <td>Multi-Family</td> <td>%</td> </tr> <tr> <td colspan="4">Neighborhood Boundaries <b>Bound to the north by: Greenland &amp; Rye; the east by: Atlantic Ocean; the south by: Hampton; the west by: Exeter &amp; Stratham.</b></td> <td>5,476 High</td> <td>367</td> <td>Commercial</td> <td>5 %</td> </tr> <tr> <td colspan="4"></td> <td>587 Pred.</td> <td>37</td> <td>Other Vacant</td> <td>60 %</td> </tr> <tr> <td colspan="8">Neighborhood Description <b>North Hampton is primarily a mixed high end, seaside &amp; residential community with some commercial and industrial located along US Route 1. North Hampton is bisected North to South by I95. Approximately 75% of th workforce commutes out of town.</b></td> </tr> <tr> <td colspan="8">Market Conditions (including support for the above conclusions) <b>See Attached Addendum for a summary of sales conditions in the subject's market segment.</b></td> </tr> </tbody> </table>				Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %		Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	35 %	Built-Up	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	%	Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	270 Low	1	Multi-Family	%	Neighborhood Boundaries <b>Bound to the north by: Greenland &amp; Rye; the east by: Atlantic Ocean; the south by: Hampton; the west by: Exeter &amp; Stratham.</b>				5,476 High	367	Commercial	5 %					587 Pred.	37	Other Vacant	60 %	Neighborhood Description <b>North Hampton is primarily a mixed high end, seaside &amp; residential community with some commercial and industrial located along US Route 1. North Hampton is bisected North to South by I95. Approximately 75% of th workforce commutes out of town.</b>								Market Conditions (including support for the above conclusions) <b>See Attached Addendum for a summary of sales conditions in the subject's market segment.</b>						
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SITE	Dimensions See attached deed & plat copies		Area <b>5.74 ± Ac</b>	Shape <b>Irregular</b>	View <b>Residential/Woods</b>																																																														
	Specific Zoning Classification <b>North Hampton R2</b>		Zoning Description <b>R2 - Area: 2 Ac; Frontage 175'; Setbacks: 35' / 30' / 15'</b>																																																																
	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)																																																																		
	Highest and best use of the subject property <b>Based on the stated Scope of Work, Limiting Conditions and any site specific conditions; highest and best use as of the effective date of appraisal is concluded to be Single Family Residential land ready for immediate development.</b>																																																																		
MARKET DATA ANALYSIS	Utilities <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other (describe)		Public <input type="checkbox"/> Other (describe)		Off-site Improvements—Type	Public	Private																																																												
	Electricity <input checked="" type="checkbox"/>		Water <input type="checkbox"/>		OnSite Well-typical	Street Asphalt paved	<input checked="" type="checkbox"/>																																																												
	Gas <input type="checkbox"/>		Sanitary Sewer <input type="checkbox"/>		OnSite Septic-typical	Alley	<input type="checkbox"/>																																																												
	FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone <b>X</b>		FEMA Map # <b>33015C0430E</b>	FEMA Map Date <b>05-17-2005</b>																																																													
Site Comments <b>Unless otherwise noted the utilities checked above are available to the subject at the street and those utilities are assumed adequate to support the stated highest and best use.</b>																																																																			
MARKET DATA ANALYSIS	ITEM		SUBJECT		COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3																																																										
	Address <b>10 North Rd</b>		<b>North Hampton, NH 03842</b>		<b>6 Cotton Farm Lane</b>		<b>21 Maple Road</b>		<b>23 Maple Road</b>																																																										
					<b>North Hampton, NH 03842</b>		<b>North Hampton, NH 03842</b>		<b>North Hampton, NH 03842</b>																																																										
	Proximity to subject				<b>1.64 miles SE</b>		<b>1.85 miles SE</b>		<b>1.82 miles SE</b>																																																										
	Sales Price		\$				\$ <b>350,000</b>		\$ <b>300,000</b>																																																										
	Price \$/ Site		<b>0</b>				<b>350,000</b>		<b>300,000</b>																																																										
	Data Source		<b>Inspection, Assessor</b>		<b>MLS#4495326, Assessor, View</b>		<b>MLS#4457062, Assessor, View</b>		<b>MLS#4457040, Assessor, View</b>																																																										
	Date of Sale and		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION																																																										
	Time Adjustment				s02/17;c01/17		s12/16;09/16		s01/16;11/15																																																										
	Location		<b>Res/ThruRoad</b>		<b>Res/Cul de Sac</b>		<b>Res/ThruRoad</b>		<b>Res/ThruRoad</b>																																																										
	Site/View		<b>5.74 ± Ac/Res/Woods</b>		<b>2.01 ±Ac/Res/Woods</b>		<b>2.00 ±Ac/Res</b>		<b>2.00 ±Ac/Res</b>																																																										
	Street frontage		<b>412 ± FT</b>		<b>225 ± FT</b>		<b>176 ± FT</b>		<b>175 ± FT</b>																																																										
	Topography		<b>Gently Rolling</b>		<b>Gently Rolling</b>		<b>Gently Rolling</b>		<b>Gently Rolling</b>																																																										
	Utilities		<b>Ele at street</b>		<b>Ele at street</b>		<b>Ele at street</b>		<b>Ele at street</b>																																																										
Other		<b>Wooded Site</b>		<b>Wooded Site</b>		<b>Open Site</b>		<b>Shared DW</b>																																																											
Sales or Financing		<b>Not for Sale</b>		<b>Cash - DOM 224</b>		<b>Investment - DOM 42</b>		<b>Com Loan - DOM 15</b>																																																											
Concessions		<b>Not for Sale</b>		<b>None</b>		<b>None</b>		<b>None</b>																																																											
Net Adj. (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <b>4,400</b>		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <b>18,700</b>		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <b>41,300</b>																																																											
Indicated Value of Subject				Net Adj. <b>-1.3%</b>		Net Adj. <b>-5.0%</b>		Net Adj. <b>13.8%</b>																																																											
				Gross Adj. <b>6.7%</b> \$ <b>345,600</b>		Gross Adj. <b>11.0%</b> \$ <b>356,300</b>		Gross Adj. <b>13.8%</b> \$ <b>341,300</b>																																																											
Summary of Sales Comparison Approach <b>The reasonable exposure time for the subject property is estimated to be 30 to 90 days, assuming proper marketing and pricing. See the attached addendum notes on the adjustment process and reconciliation of the sales data.</b>																																																																			
RECONCILIATION	This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to the following: No Extraordinary Assumptions or Hypothetical Conditions applied, subject property is appraised in its as seen condition as of the date of this report.																																																																		
	Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is \$ <b>350,000</b> as of <b>12/27/2017</b> , which is the effective date of this appraisal.																																																																		



Fritz Rev. Trust  
File No. 171218-2

## MARKET DATA ANALYSIS



**Scope of Work, Assumptions and Limiting Conditions**

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. This appraisal should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.
9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

**Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions**

The following statements are in addition to the above stated comments.

Part 1 - The Reporting Process: This Appraisal Report is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice (USPAP) Standards Rule 2-2(a). As such it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation that is not provided with the report concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated in the report.

Part 2 - Identification of the Subject Property: Unless otherwise noted; the subject of this report has been identified via the following sources; municipal assessment records and county legal records via a legal description or recorded site plan.

Part 3 - Type and Extent of Data Research: A complete analysis of market conditions in the subject's market area was made relevant to the property type and market segment along with a complete analysis of highest & best use.

Part 4 - Inspection and Rating of the Subject Property: The appraiser completed a limited site walk; photographs were taken; soil types were observed via readily available sources. The appraiser is not an engineer nor soil scientist and even though due diligence has been performed; judgements of useable or non-useable area, flood zones, easements, restrictions or potential contamination are based on the appraiser's overall observations and the data that is readily available; that data will vary from professional site plans to municipal tax records and soil survey's available from the internet or in print from local sources (depending on the the property specific data that is readily available). This appraisal reflects an overview of the subject property based on the readily available documentation and the appraiser's experience it should not be construed to be all inclusive with regards to soil types, legal issues or contamination issues that are not readily apparent. Unless otherwise stated, the appraiser has no knowledge of any hidden or unapparent conditions of the property that would make it more or less valuable. Statements relevant to those areas of the site that were not readily accessible are collected via sources believed to be reliable; including but not limited to owner's or agent's statements and any other available documentation along with the appraiser's prior experience with similar properties. Property Ratings (ie. fair, average, good) are qualitative in nature in order to make a reasonable analysis with the comparable sales; these ratings are again based on readily observable conditions noted by the appraiser during the data collection and analysis process. If the client has additional questions or concerns a professional in that specific area of question (ie; engineer, attorney or soil scientist should be contacted). If additional testing or research reveals conditions that are not reflected in this appraisal it could impact the opinion of value; the appraiser should be contacted and the report will be revised at the client's expense.

Part 5 - Valuation Analysis: The Sales Comparison Approach, Cost Approach and Income Approaches to value were considered in this appraisal. The Sales Comparison Approach is applicable to the valuation of the subject and was completed. Land valuation is a component of the Cost Approach and that approach is not applicable or applied in this appraisal. The Income Approach has very limited applicability in the appraisal of unimproved parcels of land and has not been developed in this report. Part 6 - Clarification on Intender User: The Intended User of this appraisal report is the entity, person or persons named as the "Client" in this report. The Intended Use of the appraisal is defined on page 1 of the appraisal form, subject to all stated Scope of Work, purpose of the appraisal and reporting requirements of this appraisal report and the stated definition of Market Value. No additional Intended Users are identified by the appraiser.

**Appraiser's Certification**

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:  
See the USPAP Addendum

**Additional Certifications:**

See the USPAP Addendum

Definition of Value: ☒ Market Value ☐ Other Value: \_\_\_\_\_


Source of Definition: Appraisal Foundation

See the USPAP Addendum

**ADDRESS OF THE PROPERTY APPRAISED:**

10 North Rd  
North Hampton, NH 03862  
EFFECTIVE DATE OF THE APPRAISAL: 12/27/2017  
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 350,000

**APPRAISER**

Signature:   
Name: Jonathan N. Wood  
State Certification # NHCR-836  
or License # \_\_\_\_\_  
State: \_\_\_\_\_ State #: \_\_\_\_\_  
Expiration Date of Certification or License: 11/30/2018  
Date of Signature and Report: 01/02/2018  
Date of Property Viewing: \_\_\_\_\_  
Degree of property viewing:  
☒ Did personally view ☐ Did not personally view

**SUPERVISORY APPRAISER**

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
State Certification # \_\_\_\_\_  
or License # \_\_\_\_\_  
State: \_\_\_\_\_  
Expiration Date of Certification or License: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_  
Date of Property Viewing: \_\_\_\_\_  
Degree of property viewing:  
☐ Did personally view ☐ Did not personally view



## ADDENDUM

Client: Helmut & Heide Fritz

File No.: 171218-2

Property Address: 10 North Rd

Case No.: Fritz Rev. Trust

City: North Hampton

State: NH

Zip: 03862

### Legal Description

The appraiser's review of the legal description is primarily for the property identification issues and a check for any adverse or unusual conditions or restrictions. No responsibility is assumed for an opinion of legal nature, such as ownership of the property or condition of the title. The appraiser assumes the title to the property to be marketable; that unless stated to the contrary, the property is appraised as an unencumbered fee which is not used in violation of acceptable ordinances, statutes or other governmental regulations.

### Neighborhood Market Conditions for Single Family Dwelling & Building Sites

Brokers, appraisers and economic reports are stating that gradually improving economic condition are increasing demand, the rise in sales volume has reduced inventory and is swinging most markets towards balance and in some cases even shortage for the first time in 6-7 years. The result is two prong; as upward pressure builds higher pricing tends to draw sellers to the market as the improving economic conditions draw buyers; add to that the impact of seasonal shifts and the results of statistical studies may show exaggerated results.

Looking at the North Hampton, NH market for single family dwellings, there are 37 units for sale; over the past year 82 sold, or say 7 sales per month; this translates to a 5 to 6 month supply at the current sales rate.

A year-over-year analysis shows the median days on market over the past year was 28, as compared to 35 the year prior or say a 19% decrease in marketing time; sales volume also increased from 70 units the year prior to 82 or say 17%. Median sales price for this market segment was \$587,000 compared to the year prior at \$493,000 it shows an 19% increase. Although indicative of the subject's market segment the above statistics can be affected by seasonal conditions as well as shifts in market demand for the various segments that make up the overview and the reliability of a relatively small dataset comes into question; therefore it is not applied on a straight-line basis in this report.

As another source the most recent data from the Federal Housing and Finance Agency ([www.fhfa.gov](http://www.fhfa.gov)) for "Purchase Only Index" was reviewed and shows an improving market over the last 12 quarters. The annual per-cent of change for Q4, 2016 on a state wide basis for NH shows an increase of 8.17%.

This analysis concludes that this market segment, in this area appears to be improving and while there could be some downward pressure on values due to seasonal slow sales volume, it is showing improvement as compared to the last 2-3 years. In light of the general economic conditions throughout the region these trends are not expected to change over the next 3-6 months.

Looking at the North Hampton, NH market for single family building sites, there are no units for sale; over the past year 1 sold for \$350,000. There have been only two new construction sales in North Hampton over the past 12 months while there are six currently on the market with an average of 150 Days On Market, indicating a relatively slow market for new construction and the consequent adsorption of building sites.

Given the significantly limited data, the overall market conditions rate applied for building site sales in this appraisal is: 3%.

### Comments on Sales Comparison

**General Comments on the Comparable Selection Process** - The real estate market in general is showing improvement after an extended period of historically low sales volume; as the market is transitioning from recessionary conditions towards balance in most market areas of the region there remains a diversity of sales data in terms of price and property characteristics, add to that the impact of seasonal swings and the various motivations of both buyers and sellers there tends to be a wider range of sale prices for otherwise comparable properties than what might be expected. These conditions are not specific to the subject community and it is assumed if current economic conditions continue to show gradual improvement that spread or diversity of values may narrow to more traditional expectations. The comparables selected for this report are judged the best available as of the effective date of this report.

There were insufficient comparable sales that occurred within 90 days of the effective date, hence older, comparable sales were used.

Search Criteria: Residential building sites within North Hampton, NH with sale dates within 24 months of the effective date. Two additional comps were added to the grid from abutting towns to test reasonability, but not

# ADDENDUM

Client: Helmut & Heide Fritz	File No.: 171218-2
Property Address: 10 North Rd	Case No.: Fritz Rev. Trust
City: North Hampton	State: NH Zip: 03862

used in the final reconciliation of value.

**Comments on Sales Concessions** - Each comparable has been researched for sales concessions. The amount of that concession is reported when confirmation is possible via a party involved with the transaction and that comparable is adjusted to reflect the net sale price as required by the Uniform Standards of Professional Appraisal Practice (USPAP). The required entry of "0" should not be construed to mean there are no concessions as in some cases a party to the transaction would not disclose that data and no concessions are assumed.

**Date of Sale/Time** - Time or market condition **adjustments, when applicable, are made from the contract date.**

The market study completed for this report concluded a **rising** market; all comparables are within 10 months. The overall market conditions annual rate applied in this appraisal is: **3% annually.**

**Location Differences and Distances** - Classification of location features is broad based and subjective to the appraiser's opinion based on the numerous data points of that location as compared to the comparables location factors. Although proximity of the comparable is a consideration, it is not unusual in this market for comparables to be more than a mile away and be strong indicators of market reaction to the subject. The comparables used here are considered the best available. In this appraisal although there are variances of location factors there are also offsetting factors that are judged to balance; measurable differences were considered applicable as follows:.

Location	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6
Town	N Hampton	N Hampton Similar	N Hampton Similar	N Hampton Similar	N Hampton Similar	Stratham Inferior	Rye Superior
Through Road	Yes	Cul de Sac Superior	Similar	Similar	Similar	Similar	Cul de Sac Superior
Beach Proximity	Not Walkable	Similar	Similar	Similar	Similar	Similar	Walkable Superior
Adjustment		- Moderate	None	None	None	+ Moderate	- - Significant

In general, market data indicates typical buyers of vacant land in North Hampton would pay moderately less for sites in Stratham and significantly more for sites in Rye.

**Variance in Site Area** - Unless otherwise noted the subject and comparables presented in this report are assumed to be single residential building sites. Minor differences in site area are generally not measurable in this market; wider variations can be influenced by the variables of topography as the unimproved portions of the site may be of nominal use. Those variables impact the contributory value of surplus residential land which based on prior studies can range from as little as \$100 per acre upward of \$6,000 per acre. When it is determined that some excess land may exist that is useable and adds value, the adjustments can be made on a dollars per acre basis of say a \$500 to \$6,000 per acre or possibly on the basis of say 2.5-10% per doubling of the size difference.

Although the subject has the possibility of subdivision into 2 building site in conformance with North Hampton zoning both in frontage & acreage, analysis of the subject as a subdivision is beyond the scope of this appraisal assignment, and the subject is considered a single building lot.

In this case there are no significant differences between the subject and the comparables lots as all sites are legal, single family, building lots, with no adjustments required.

# ADDENDUM

Client: Helmut & Heide Fritz	File No.: 171218-2
Property Address: 10 North Rd	Case No.: Fritz Rev. Trust
City: North Hampton	State: NH Zip: 03862

**View Classifications** - as with location factors; view considerations are broad based and subjective to the appraiser's opinion based on information gathered at the subject property and the exterior view of the comparable. There can be cases where adjustments are needed and the classification is the same; in that case an explanation will be provided. In this case there are some variance of view factors between the subject and the comparables but none were considered to be measurable and no adjustments are applied.

**Other Adjustments** - are based on typical market reaction as observed by the appraiser in this market area.

Comp 1 is a similarly wooded lot and would require similar site preparation as the subject.  
 Comp 2 is a vacant, open lot with limited need for site prep and considered moderately superior.  
 Comp 3 although an open lot, is encumbered with a share driveway limiting house siting and requiring driveway maintenance agreement, considered moderately inferior.  
 Comp 4 is an open lot with approximately 50% wetland limiting house siting and requiring driveway maintenance agreement, considered moderately inferior.  
 Comp 5 is a similarly wooded lot and would require similar site preparation as the subject.  
 Comp 6 is a vacant, open lot with limited need for site prep and considered moderately superior.

**Reasoning for Qualitative Percentage Adjustments** are as follows:

- 2% to 4%: Slight differences
- 4 to 8%: Moderate differences
- 9 to 15%: Significant differences

The choice of an adjustment factor is a judgment on the appraiser's part, but it is based on market extracted information. It reflects the appraiser's perception of buyer reaction to a particular element of value. Qualitative adjustments are rounded to the nearest \$100, with no adjustments less than \$1,000 applied.

**Reconciliation** - Sales 1, 2, 3 & 4 are reasonable replacements and a good reflection of market activity in North Hampton, the value stated, as of the effective date, is concluded as the most probable indication of market value as defined in this report.

Two additional comps were added to the grid from abutting towns to test reasonability, but not used in the final reconciliation of value.

**Net Adjustments in Excess of 10%** - Although, net adjustments of comps 2, 3, 4, 5 & 6 exceed 10% this is not unusual in this market segment given the limited number of comparable properties sold within the preferred time frame. Further, Fannie Mae B4-1.3-09: Adjustments to Comparable Sales (04/15/2014), states:

## Analysis of Adjustments

*The net and gross percentage adjustments to a comparable sale being in excess of 15% and 25%, respectively, may be considered as a general indicator of the comparability of a property. However, they are not necessarily indicative of the accuracy of the adjustments. The number and/or amount of the dollar adjustments must not be the sole determinant in the acceptability of the comparable. It is acceptable for a comparable to have adjustments in excess of 15% net and 25% gross provided the appraiser explains why it was necessary to exceed those parameters. It is unacceptable for an appraiser to not provide the proper amount of adjustment (i.e., under-adjust) just to remain within the 15% and 25% parameters.*

# USPAP ADDENDUM

Fritz Rev. Trust  
File No. 171218-2

Borrower: _____			
Property Address: 10 North Rd			
City: North Hampton	County: Rockingham	State: NH	Zip Code: 03862
Lender: Helmut & Heide Fritz			

## Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 30-90

The appraiser's estimate of reasonable marketing time is based on data collected and reported in the Market Conditions section of this appraisal report, along with the comparables sales and or listing data where applicable along with every day experience in this particular market area.

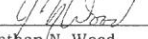
## Additional Certifications

- ☒ I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- ☐ I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

## Additional Comments

See Attached Addendum for Clarification of Intended Use and Intended User and Definition of Market.

### APPRAISER:

Signature:   
Name: Jonathan N. Wood  
Date Signed: 01/02/2018  
State Certification #: NHCR-836  
or State License #: \_\_\_\_\_  
or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_  
State: NH  
Expiration Date of Certification or License: 11/30/2018  
Effective Date of Appraisal: December 27, 2017

### SUPERVISORY APPRAISER (only if required):

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Date Signed: \_\_\_\_\_  
State Certification #: \_\_\_\_\_  
or State License #: \_\_\_\_\_  
State: \_\_\_\_\_  
Expiration Date of Certification or License: \_\_\_\_\_  
Supervisory Appraiser inspection of Subject Property:  
☐ Did Not ☐ Exterior-only from street ☐ Interior and Exterior

# ADDENDUM

Client: Helmut & Heide Fritz	File No.: 171218-2
Property Address: 10 North Rd	Case No.: Fritz Rev. Trust
City: North Hampton	State: NH Zip: 03862

**Comments on Appraisal and Report Identification**

Clarification of Intended Use and Intended User: The Intended User of this appraisal report is the named client. The Intended Use is to evaluate the property that is the subject of this appraisal for estate settlement purposes; subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No additional Intended Users are identified by the appraiser.

Market Value: As defined by the Office of the Comptroller of Currency (OCC) under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions, the Board of Governors of the Federal Reserve System (FRS) and the Federal Deposit Insurance Corporation in compliance with Title XI of FIRREA, as well as by the Uniform Standards of Appraisal Practice as promulgated by the Appraisal Foundation, is as follows.

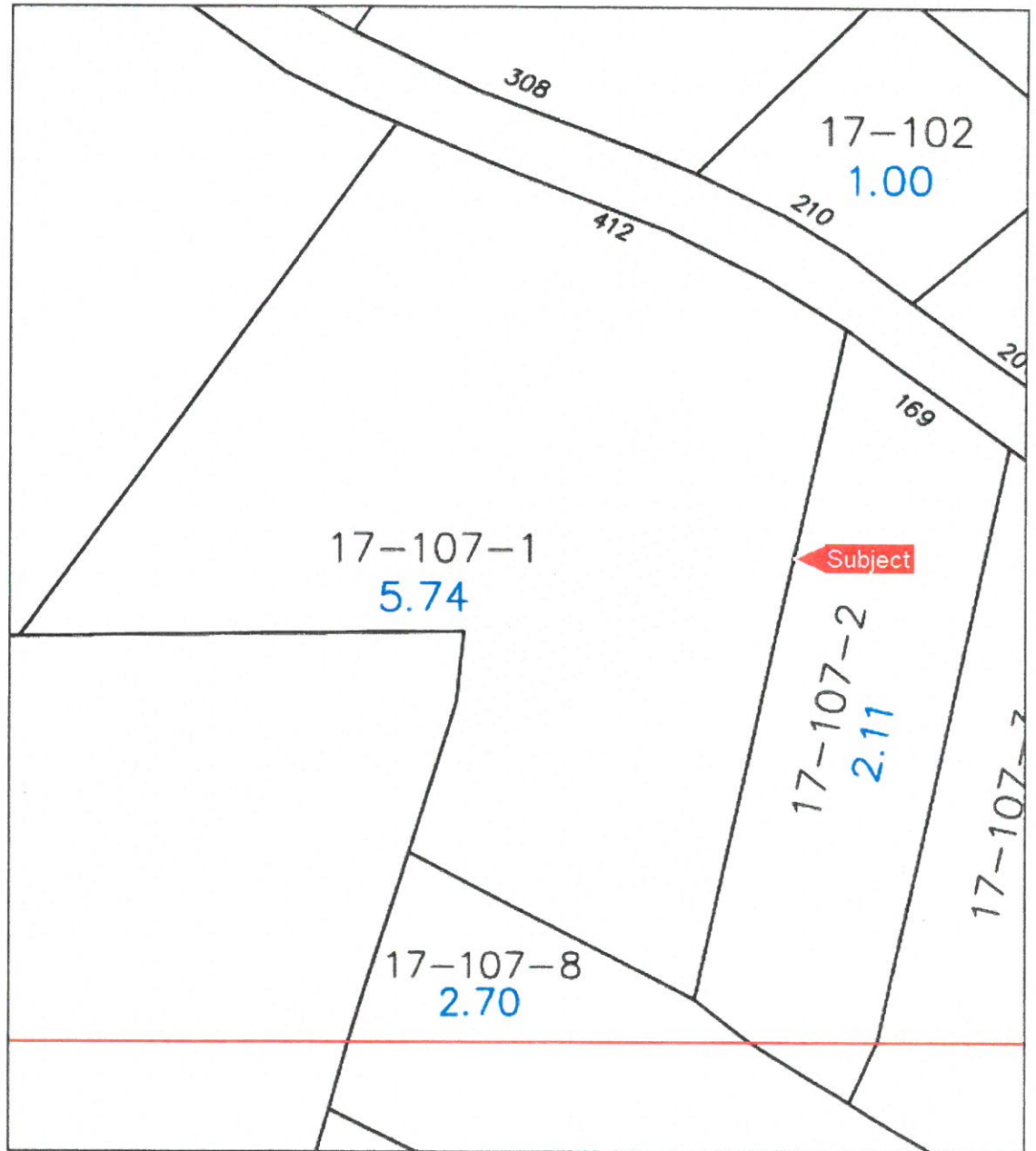
Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby,

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

PLAT MAP

Client: Helmut & Heide Fritz  
Property Address: 10 North Rd  
City: North Hampton

File No.: 171218-2  
Case No.: Fritz Rev. Trust  
State: NH  
Zip: 03862





# FLOOD MAP

Client: Helmut & Heide Fritz  
 Property Address: 10 North Rd  
 City: North Hampton

File No.: 171218-2  
 Case No.: Fritz Rev. Trust  
 State: NH  
 Zip: 03862



## FLOOD INFORMATION

Community: TOWN OF NORTH HAMPTON  
 Property is NOT in a FEMA Special Flood Hazard Area  
 Map Number: 33015C0430E  
 Panel: 0430E  
 Zone: X  
 Map Date: 05-17-2005  
 FIPS: 33015  
 Source: FEMA DFIRM

## LEGEND

= FEMA Special Flood Hazard Area High Risk  
 = Moderate and Minimal Risk Areas  
 Road View:  
 = Forest  
 = Water

## Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.





# SUBJECT PROPERTY PHOTO ADDENDUM

Client: Helmut & Heide Fritz  
Property Address: 10 North Rd  
City: North Hampton

File No.: 171218-2  
Case No.: Fritz Rev. Trust  
Zip: 03862



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: December 27, 2017  
Appraised Value: \$ 350,000



**STREET SCENE**

# LOCATION MAP

Client: Helmut & Heide Fritz

File No.: 171218-2

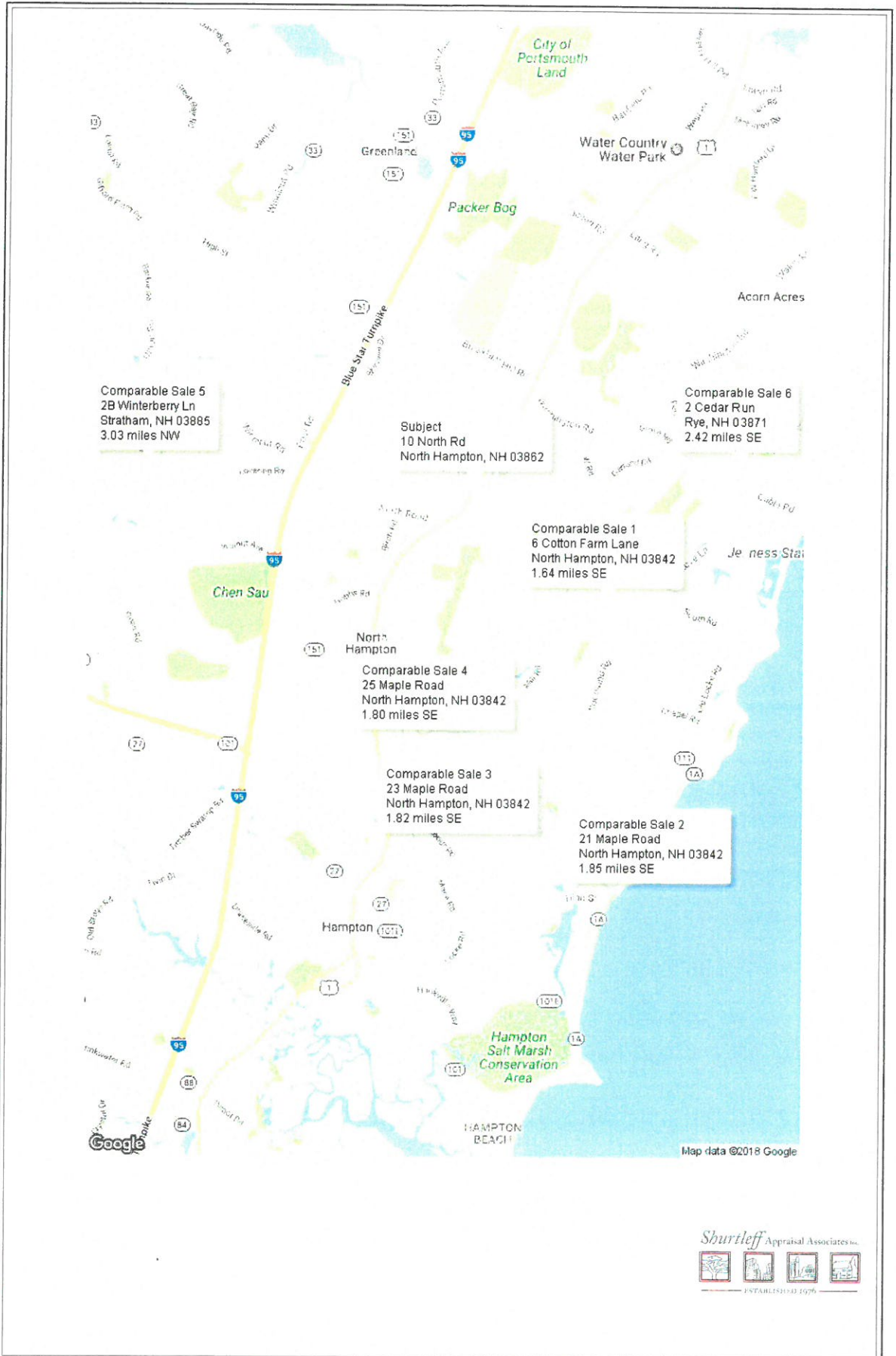
Property Address: 10 North Rd

Case No.: Fritz Rev. Trust

City: North Hampton

State: NH

Zip: 03862





COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Helmut & Heide Fritz  
Property Address: 10 North Rd  
City: North Hampton

File No.: 171218-2  
Case No.: Fritz Rev. Trust  
State: NH  
Zip: 03862



COMPARABLE SALE #1

6 Cotton Farm Lane  
North Hampton, NH 03842  
Sale Date: s02/17;c01/17  
Sale Price: \$ 350,000



COMPARABLE SALE #2

21 Maple Road  
North Hampton, NH 03842  
Sale Date: s12/16;09/16  
Sale Price: \$ 375,000



COMPARABLE SALE #3

23 Maple Road  
North Hampton, NH 03842  
Sale Date: s01/16;11/15  
Sale Price: \$ 300,000

# COMPARABLE PROPERTY PHOTO ADDENDUM

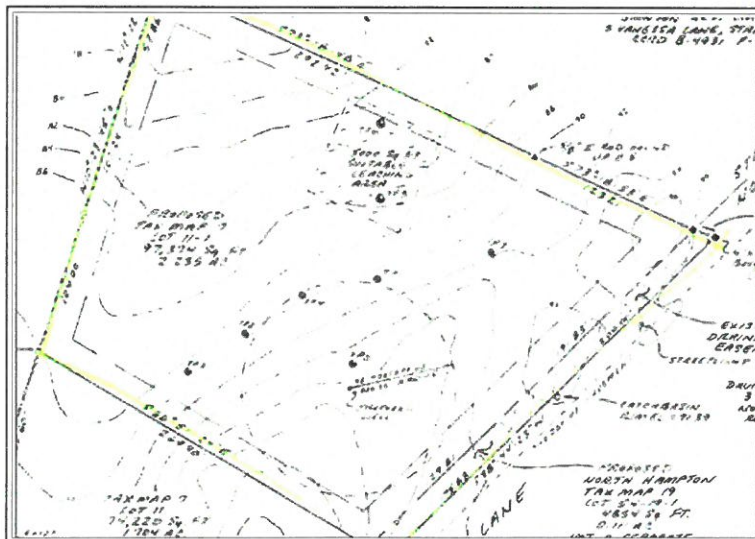
Client: Helmut & Heide Fritz  
 Property Address: 10 North Rd  
 City: North Hampton

File No.: 171218-2  
 Case No.: Fritz Rev. Trust  
 State: NH  
 Zip: 03862



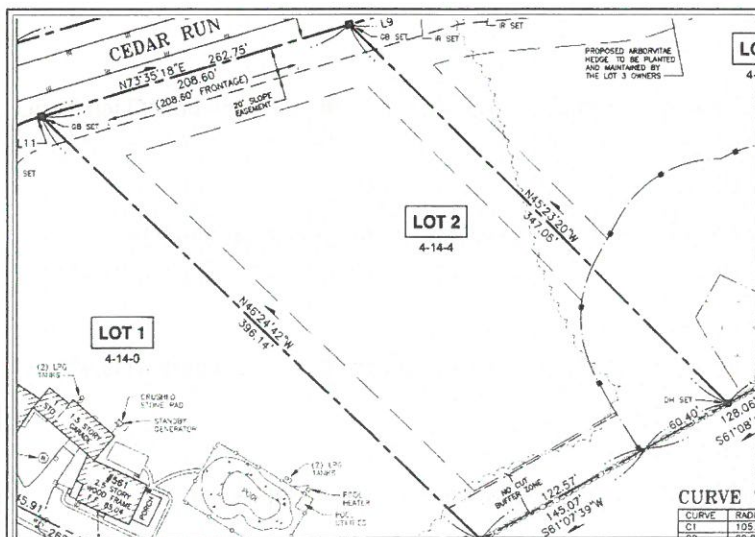
## COMPARABLE SALE #4

25 Maple Road  
 North Hampton, NH 03842  
 Sale Date: s01/16;11/15  
 Sale Price: \$ 300,000



## COMPARABLE SALE #5

2B Winterberry Ln  
 Stratham, NH 03885  
 Sale Date: s12/16;09/16  
 Sale Price: \$ 290,000



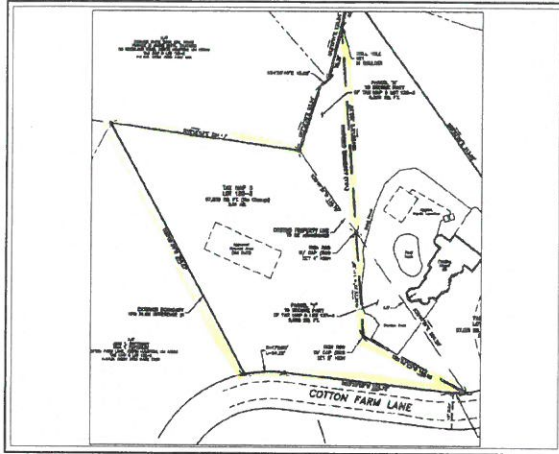
## COMPARABLE SALE #6

2 Cedar Run  
 Rye, NH 03871  
 Sale Date: s07/17;01/16  
 Sale Price: \$ 450,000

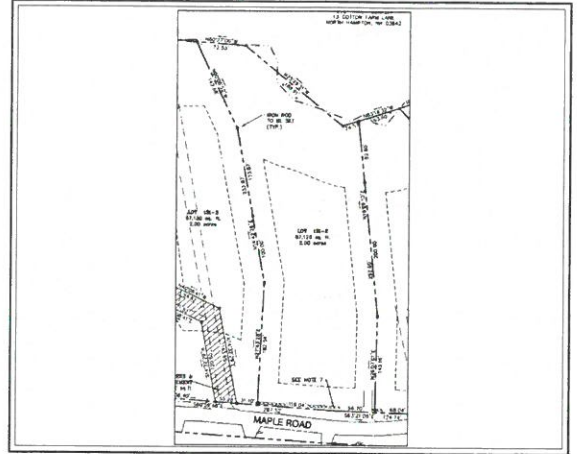


Client: Helmut & Heide Fritz  
 Property Address: 10 North Rd  
 City: North Hampton

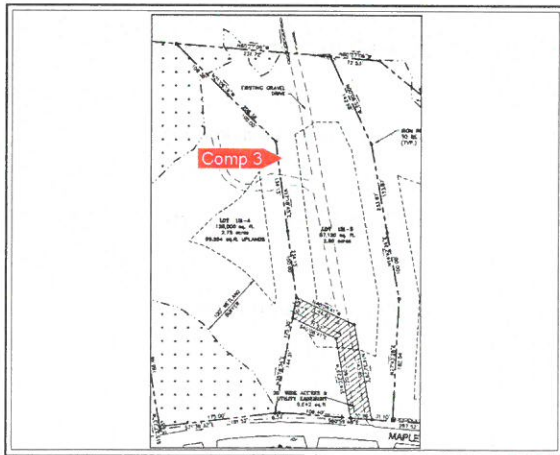
File No.: 171218-2  
 Case No.: Fritz Rev. Trust  
 State: NH Zip: 03862



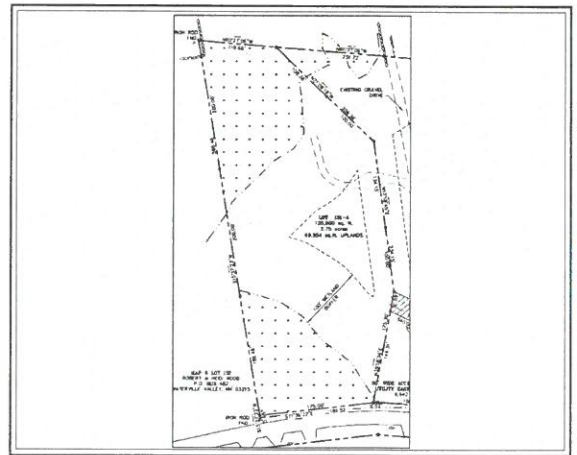
6 Cotton Farm Lane, North Hampton, NH 03862  
 Wooded site



21 Maple Road, North Hampton, NH 03862  
 Open site



23 Maple Road, North Hampton, NH 03862  
 Note Shared Driveway limiting home location



25 Maple Road, North Hampton, NH 03862  
 Note Wetlands limiting building envelope

Client: Helmut & Heide Fritz  
 Property Address: 10 North Rd  
 City: North Hampton

File No.: 171218-2  
 Case No.: Fritz Rev. Trust  
 State: NH Zip: 03862

BK 3445 PGO 126

## WARRANTY DEED

HELMUT FRITZ and HEIDE FRITZ, husband and wife, both of 11 Janvrin Road, Hampton, County of Rockingham, State of New Hampshire, for consideration paid, grant (i) an undivided one-half (1/2) interest to HELMUT FRITZ, TRUSTEE of THE HELMUT FRITZ REVOCABLE TRUST OF 1999, a New Hampshire trust created u/d/t dated April 23, 1999; and (ii) an undivided one-half (1/2) interest to HEIDE D. FRITZ, TRUSTEE of THE HEIDE D. FRITZ REVOCABLE TRUST OF 1999, a New Hampshire trust created u/d/t dated April 23, 1999, both having an address of 11 Janvrin Road, Hampton, County of Rockingham, State of New Hampshire, as tenants in common, with WARRANTY COVENANTS:

Two certain tracts or parcels of land located on the Southerly side of North Road in the Town of North Hampton, County of Rockingham and State of New Hampshire, being Lots numbered one and two on Plan of Land entitled "Subdivision of Land, North Hampton, N.H. for Rev. Gene Lindley, Scale: 1 inch = 60 feet, April 30, 1979" by John W. Durgin Associates, Inc., which plan was recorded in Rockingham County Registry of Deeds as #D-8754, and being bounded and described as follows:

Lot 1: Beginning at a point on the Southerly side of North Road at a stone wall at the Northeasterly corner of this parcel and the Northwesterly corner of lot 2; thence proceeding S 29-44-09 W along lot 2 a distance of 560.90 feet to an iron pipe set or to be set; thence turning and proceeding N 44-21-58 W along other land of the Grantor (as recited in Book 2343, Page 583 of the Rockingham County Registry of Deeds) a distance of 266.81 feet to a drill hole in a stone wall; thence turning and proceeding N 34-09-52 E along said stone wall and land of the School District of North Hampton 144.08 feet to another drill hole in said



Client: Helmut & Heide Fritz  
 Property Address: 10 North Rd  
 City: North Hampton

File No.: 171218-2  
 Case No.: Fritz Rev. Trust  
 State: NH  
 Zip: 03862

BK 3445PG0127

stone wall; thence turning and proceeding N 24-08-08 E along said stone wall and school land 36.29 feet to another drill hole at the end of said stone wall; thence turning and proceeding N 73-34-50 W along said school land 392.09 feet to an iron pipe at land now or formerly of Drake; thence turning and proceeding N 55-24-35 E along said Drake land 537.12 feet to an iron pipe at the Southerly side of North Road; thence turning and proceeding S 51-57-43 E along North Road and a stone wall 244.83 feet to a drill hole in said wall; thence turning and proceeding S 42-19-19 E along said stone wall and North Road 163.56 feet to the point of beginning.

Being lot number 1 on the plan referred to above.

SUBJECT TO a certain right of way 50 feet in width over the westerly sideline of said premises as shown on said plan in favor of the School District of North Hampton.

Lot 2: Beginning at a point at a stone wall on the Southerly side of North Road at the Northwesterly corner of the within described premises and the Northeasterly corner of lot 1; thence proceeding S 42-19-19 E along North Road and said stone wall 103.29 feet to a drill hole in said wall; thence turning and proceeding S 39-15-35 E along said stone wall and North Road 71.71 feet to a point at the Northwesterly corner of lot 3 on the plan referred to above; thence turning and proceeding S 29-44-09 W along lot 3 550.43 feet to an iron pipe set or to be set at other land of the Grantor (as recited in Book 2343, Page 583 of the Rockingham County Registry of Deeds); thence turning and proceeding N 44-21-58 W along other land of the Grantor (as recited in Book 2343, Page 583 of the Rockingham County Registry of Deeds) 171.79 feet to an iron pipe set or to be set at the Southeasterly corner of lot 1 on said plan; thence turning and proceeding N 29-44-09 E along Lot 1 560.90 feet to the point of beginning. Being lot number 2 on the plan referred to above.

SUBJECT TO all easements, covenants and restrictions of record, if any.

SUBJECT TO all mortgages and encumbrances of record, if any.



Client: Helmut & Heide Fritz  
 Property Address: 10 North Rd  
 City: North Hampton

File No.: 171218-2  
 Case No.: Fritz Rev. Trust  
 State: NH Zip: 03862

BK 3445PG0128

Meaning and intending to describe and convey the same premises conveyed to Helmut Fritz and Heide Fritz by deed of Silas Eugene Lindley and Vera F. Lindley dated July 11, 1979, and recorded in the Rockingham County Registry of Deeds at Book 2343, Page 583.

This deed was prepared from information supplied by the Grantors herein and no independent title examination has been conducted.

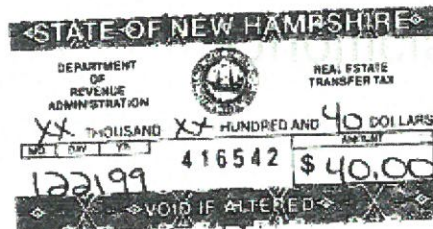
The consideration of this transfer is less than \$100.00.

DATED 10/15/99, 1999.

Helmut Fritz

Helmut Fritz

[Execute in Black Ink Only]



Heide Fritz

Heide Fritz

[Execute in Black Ink Only]

STATE OF NEW HAMPSHIRE  
 COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me on October 15, 1999, by HELMUT FRITZ and HEIDE FRITZ.

Joyce L. Williams

Notary Public/Justice of the Peace

My Commission Expires: 03-06-2002

(Seal)

F:\DEEDS\FRITZ\NHAMPTON.DED



Shurtleff Appraisal Associates, Inc.



ESTABLISHED 1978

Client: Helmut & Heide Fritz  
 Property Address: 10 North Rd  
 City: North Hampton

File No.: 171218-2  
 Case No.: Fritz Rev. Trust  
 State: NH Zip: 03862



Post Office Box 665  
 Hampstead, NH

www.shurtleffappraisal.com

Tel 603.329.4808  
 Fax 603.329.4894

December 18, 2017

Mr. Helmut Fritz, Trustee  
 Helmut & Heide Fritz Revocable Trust  
 11 Janvrin Road  
 Hampton, NH 03842

**PROPOSAL FOR REAL ESTATE APPRAISAL SERVICES CONCLUDING**  
**Valuation of Two Unimproved Lots in North Hampton, NH**

Dear Mr. Fritz,

**SUBJECT PROPERTY:** Two - Unimproved Parcels of Land  
 8 & 10 North Road  
 North Hampton, NH  
 Tax Map 017/107/002 - 2.11 acres m/l  
 Tax Map 017/107/001 - 6.00 acres m/l

**REPORTING FORMAT:** We will provide an appraisal report on the above referenced real estate. The appraisal reports will meet or exceed the minimum requirements of the *Uniform Standards of Professional Appraisal Practice* as set forth by the *New Hampshire Real Estate Appraisal Board*.

**PURPOSE OF THE  
 APPRAISAL:**

1. The purpose of the appraisals is to estimate market value of the subject parcels for ad valorem taxation. The effective date of the appraisals will be the property inspection.
2. Market Value as defined by the Uniform Standards of Professional Appraisal Practice will be stated in the appraisal report

**SCOPE OF THE  
 APPRAISAL:**

The appraisal will value the real estate only. personal property, timber or gravel value are non-realty items and no included in this appraisal.

Client: Helmut & Heide Fritz  
 Property Address: 10 North Rd  
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**FEE FOR SERVICES:**

**\$1,000** for the two real estate appraisal referenced in this bid.  
 (This quote is provided for the appraisal only. Presentations, testimony, or other services are considered additional work and will be billed at an hourly rate of \$200.00; a 4 hour minimum charge will apply.)

**CONFIDENTIALITY:**

The appraisal and all related data will be held confidential as defined by the *Uniform Standards of Professional Appraisal Practice*. No verbal or written reports or property specific data of a confidential nature will be released to anyone without client permission.

**PAYMENT:**

A retainer is not required in this case; balance due at delivery of the appraisal report.

**EXPECTED  
COMPLETION DATE:**

Unless there are unforeseen circumstances regarding the subject property, you can expect delivery within 3-4 weeks of acceptance of this proposal. You will be notified if unforeseen circumstances arise.

**LIMITATIONS:**

Our workload is in a continual state of change; due to that and other considerations *Shurtleff Appraisal Associates, Inc.* reserves the right to consider this agreement null and void if it is not accepted and returned within (7) days of its date.

**GENERAL NOTES:**

1. The client is expected to provide a legal description of the property to be appraised via deed and or site plan when applicable.
2. It is assumed the appraiser will be allowed to complete a full inspection of the subject property, without extensive delay.
3. It is assumed the client is not withholding any pertinent information about the subject property; purchase contracts written or verbal are assumed to be disclosed; along with any known hazards or contamination issues that may or may not be readily apparent.
4. If the subject is an income producing property, the client is expected to provide a basic breakdown of income and expense data.
5. It is expected that the client has provided full disclosure of any issues that potentially could impact the value or marketability of the subject property that are not readily discoverable by typical due diligence.
6. Any significant digressions from these assumptions will in all probability impact the fee and completion date estimates.
7. Staff /contract appraisers may be used in this assignment.

Engagement Letter

Client: Helmut & Heide Fritz  
Property Address: 10 North Rd  
City: North Hampton

File No.: 171218-2  
Case No.: Fritz Rev. Trust  
State: NH  
Zip: 03862

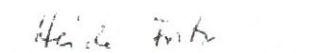
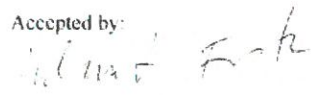
Thank you for your consideration in this matter.

Sincerely,



Dale M. Gerry, Sr.  
MA Certified General Appraiser No. 5052

Accepted by:

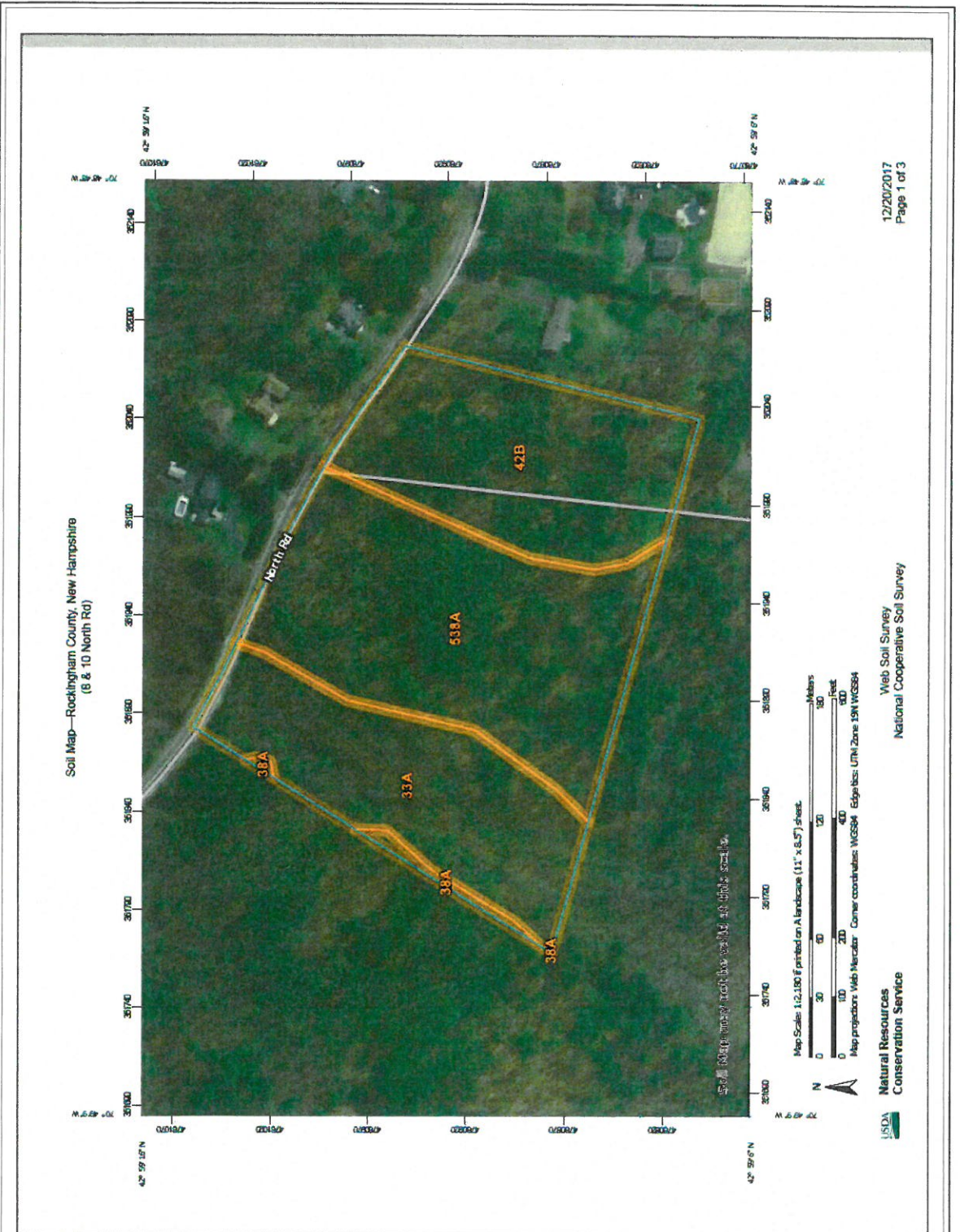


Mr. Helmut Fritz, Trustee  
of the Helmut & Heide Fritz Revocable Trust.

Attachments: Appraiser Qualifications



Client: Helmut & Heide Fritz	File No.: 171218-2
Property Address: 10 North Rd	Case No.: Fritz Rev. Trust
City: North Hampton	State: NH
	Zip: 03862



Client: Helmut & Heide Fritz  
 Property Address: 10 North Rd  
 City: North Hampton

File No.: 171218-2  
 Case No.: Fritz Rev. Trust  
 State: NH  
 Zip: 03862

Soil Map—Rockingham County, New Hampshire  
 (8 & 10 North Rd)

### MAP LEGEND

- |                        |                       |
|------------------------|-----------------------|
| Area of Interest (AOI) | Spoil Area            |
| Soils                  | Stony Spot            |
| Soil Map Unit Polygons | Very Stony Spot       |
| Soil Map Unit Lines    | Wet Spot              |
| Soil Map Unit Points   | Other                 |
| Special Point Features | Special Line Features |
| Blowout                | Water Features        |
| Borrow Pit             | Streams and Canals    |
| Clay Spot              | Transportation        |
| Closed Depression      | Rails                 |
| Gravel Pit             | Interstate Highways   |
| Gravelly Spot          | US Routes             |
| Landfill               | Major Roads           |
| Lava Flow              | Local Roads           |
| Marsh or swamp         | Background            |
| Mine or Quarry         | Aerial Photography    |
| Miscellaneous Water    |                       |
| Perennial Water        |                       |
| Rock Outcrop           |                       |
| Saline Spot            |                       |
| Sandy Spot             |                       |
| Severely Eroded Spot   |                       |
| Sinkhole               |                       |
| Slide or Slip          |                       |
| Scdie Spot             |                       |

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale. Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: [websoilsurvey.sc.egov.usda.gov](http://websoilsurvey.sc.egov.usda.gov)  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockingham County, New Hampshire  
 Survey Area Data: Version 19, Sep 11, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Sep 12, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Client: Helmut &amp; Heide Fritz

File No.: 171218-2

Property Address: 10 North Rd

Case No.: Fritz Rev. Trust

City: North Hampton

State: NH

Zip: 03862

Soil Map—Rockingham County, New Hampshire

8 &amp; 10 North Rd

**Map Unit Legend**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
33A	Scitico silt loam, 0 to 5 percent slopes	3.2	27.3%
38A	Eldridge fine sandy loam, 0 to 3 percent slopes	0.1	1.0%
42B	Canton fine sandy loam, 3 to 8 percent slopes	3.4	29.2%
538A	Squamscott fine sandy loam, 0 to 5 percent slopes	4.9	42.5%
<b>Totals for Area of Interest</b>		<b>11.5</b>	<b>100.0%</b>



**Natural Resources**  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

12/20/2017  
Page 3 of 3

Client: Helmut &amp; Heide Fritz

File No.: 171218-2

Property Address: 10 North Rd

Case No.: Fritz Rev. Trust

City: North Hampton

State: NH

Zip: 03862

## Tract Plotter - Free Online Deed Plotting Software

Page 1 of 2

## Welcome to Tract Plotter!

s: 29.44.09w 560.90f  
 n: 44.21.58w 266.81f  
 n: 34.05.52e 144.08f  
 n: 24.08.02w 36.79f  
 n: 73.34.50w 492.09f  
 n: 55.24.35e 537.12f  
 s: 1.57.43e 244.83f  
 s: 42.19.79e 163.56f

Fritz

Enlarge This Box

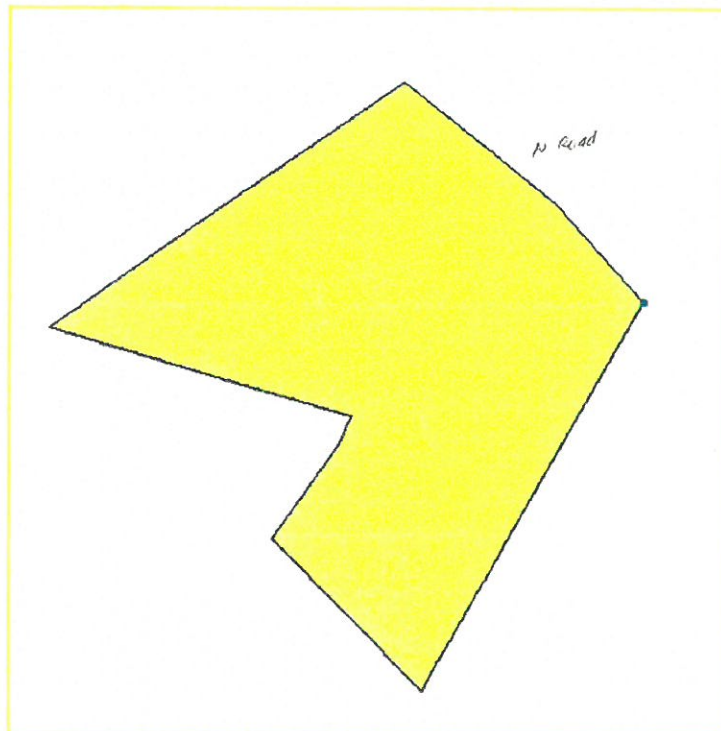
Submit

Show Labels? ☐ Show Full Precision? ☐

249880 square feet

5.7364 acres (+/- 0.000019 acres) Perimeter: 2345.68 feet

Closure: N46.43.54W 0.007905f (0.000337% or 1:296737 perimeter error)



We will be releasing a more fully-featured version of Tract Plotter at some point in the future.

[http://tractplotter.com/?calls\\_string=s29.44.09w+560.90f%0D%0An44.21.58w+266.81f%...](http://tractplotter.com/?calls_string=s29.44.09w+560.90f%0D%0An44.21.58w+266.81f%...) 12/5/2017

Copy of the Appraiser's Certification

Client: Helmut & Heide Fritz

File No.: 171218-2

Property Address: 10 North Rd

Case No.: Fritz Rev. Trust

City: North Hampton

State: NH

Zip: 03862

**State of New Hampshire**

REAL ESTATE APPRAISER BOARD  
APPROVED TO PRACTICE AS A  
CERTIFIED RESIDENTIAL APPRAISER  
ISSUED TO: JONATHAN N WOOD



Certificate No. NHCR-836

EXPIRATION DATE: 11/30/2018

**State of New Hampshire**

REAL ESTATE APPRAISER BOARD  
APPROVED TO PRACTICE AS A  
CERTIFIED RESIDENTIAL APPRAISER  
ISSUED TO: JONATHAN N WOOD



Certificate No.  
NHCR-836

EXPIRATION DATE  
11/30/2018

For additional information please contact the Board office at [dawn.couture@nh.gov](mailto:dawn.couture@nh.gov) or visit our website at <http://www.nh.gov/nhreb>

*Shurtleff* Appraisal Associates Inc.

