

BRYAN KAENRATH
TOWN ADMINISTRATOR

BKAENRATH@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

NOTICE OF PUBLIC HEARING
North Hampton Select Board

Pursuant to RSA 79-D:5 (2002), the North Hampton Select Board will conduct a public hearing on the **29th day of May, 2018 at 7pm** at the North Hampton Town Hall located at 231 Atlantic Avenue North Hampton New Hampshire on the following Discretionary Barn Preservation Easement Applications:

1. Tax Map 009, Lot 035 75 Exeter Road Owner: Lauri & Donna Etela

County Commissioners have authorized a lawsuit against prescription opioid manufacturers, marketers and distribution companies they say are responsible for "millions" the county has spent fighting the ongoing opiate crisis.

According to a press release from the commissioner's office, the county has retained the firms Bonsignore Trial Lawyers PLLC and Napoli Shkolnik PLLC to represent the county against nine companies. The firms include Purdue Pharma, Teva Pharmaceuticals USA Inc., Johnson & Johnson, Endo Health Solutions Inc., Insys Therapeutics, Allergan plc, McKesson Corporation, Cardinal Health Inc., and Amerisource Bergen Drug Corporation, according to a report prepared by Napoli Shkolnik for the commissioners.

The commissioners say these firms are "legally responsible for the wrongful manufacture and/or distribution of prescription opiates and damages caused thereby," according to the release. The three commissioners voted last week to authorize the firm to file the suit, according to Commissioner Chair George Maglaras.

The suit will be filed in U.S. District Court in Concord next week, Maglaras said. According to the release, the lawsuit seeks to recover costs the county has spent on opioid-specific programs, medication-assisted treatments, addiction programs, overdose death costs, increased burden on public

"The self-regulating system Congress enacted to control the volume of opioid pills distributed in this country has been an utter failure. We are prepared to prove that the pharmaceutical giants put in charge of policing their own conduct pushed highly addictive opioids. We will establish that they did so by falsely representing to doctors and patients the addictive qualities of the drugs they sold and that they failed to self-regulate."

Maglaras told Foster's Daily Democrat that other than the feds, county governments incur the most expenses generated by the opiate crisis. They incur costs from the prosecution of drug-related crimes as well as the incarceration costs at the county jail. "Seventy-five percent of property crime in the county is attributed to drug addiction," Maglaras said. "The county has spent millions and millions of dollars on drug addiction, and I want to recuperate our costs."

John Parker, senior vice president at Healthcare Distribution Alliance, pushed back on the notion that drug distributors are part of the problem. "The misuse and abuse of prescription opioids is a complex public health challenge that requires a collaborative and systemic response that engages all stakeholders," Parker said in an emailed statement. "Given our role, the idea that distributors are responsible for the number of opioid prescriptions written defies common sense and

litigation."

The HDA is a national trade association representing distributors, including AmerisourceBergen, Cardinal Health and McKesson.

Bonsignore said in the press release that opioid abuse is the leading cause of death for persons under 50 years of age. According to the release, it states that studies show people can become addicted to opioids in as few as three days use and those persons on opioids for more than 30 days have a greater than 50 percent chance of becoming addicted.

Opioids have been the most widely prescribed class of drugs in the United States since 2009, the release states. According to the Attorney General's office, in 2016 424 people died from opioid-related overdoses in New Hampshire, about a 7 percent increase from the prior year of 397 opioid-related deaths. The 2017 data is still being finalized, but the latest figures put the number at 428 opioid-related deaths. New Hampshire was ranked the third highest state for rates of deaths in the country in 2016, the release stated.

The cities of Dover and Rochester joined Concord in filing a lawsuit against opioid drug manufacturers in recent weeks. The state attorney general's office sued Purdue Pharma last year in Merrimack Superior Court for its alleged deceptive and misleading marketing. Keene filed a similar lawsuit in April, and Nashua and Manchester filed similar suits last year. Strafford County's lawsuit is not connected to the ones the cities filed.

help 1st-g

By Stephanie Morales
The Associated Press

MANCHESTER — Bhutanese native Tika Acharya came to the U.S. nine years ago with his parents and his wife after spending 17 years in a Nepal refugee camp. The 40-year-old father graduated from college in India and has a degree in business but he was turned down by banks when he approached them about starting a company of his own.

Acharya, who launched an independent insurance agency last year in Manchester, was the first participant to be helped by the Regional Economic Development Center, a New Hampshire nonprofit that helps first-generation immigrants achieve their American Dream of becoming business owners by providing them with microloans and technical assistance.

"In just one year, we've been able to gain close to 1,000 customers," said Acharya, the first of many

Dems putt rearview a

The Associated Press

LEWISTON, Maine — Maine Democrats are eager to move past the era of Republican Gov. Paul LePage, but they know trashing him is not the way to win an election. So when the Maine

Legal Notice
PUBLIC HEARING ON PROPOSAL
LEGAL/PUBLIC NOTICE PLANNING BOARD
TOWN OF STRATHAM

Notice is hereby given that a public hearing will be held on June 06, 2018 at 7:00 PM at the Stratham Municipal Center, 10 Bunker Hill Avenue, Stratham, NH to discuss the following:

- **Conditional Use Permit Application** to permit construction of drainage infrastructure in designated wetlands in conjunction with a proposed subdivision road connecting Whittaker and Hillcrest Drives at 8 Whittaker Drive, Stratham NH 03885, Map 19 Lot 68, submitted by Jonathan S. Ring, PE, Jones & Beach Engineers, Inc., P.O. Box 219, Stratham, NH 03885.

PH-00359907

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

NOTICE OF PUBLIC HEARING
North Hampton Select Board

Pursuant to RSA 79-D:5 (2002), the North Hampton Select Board will conduct a public hearing on the **29th day of May, 2018 at 7pm** at the North Hampton Town Hall located at 231 Atlantic Avenue North Hampton New Hampshire on the following Discretionary Barn Preservation Easement Applications:

1. Tax Map 009, Lot 035, 75 Exeter Road, Owner: Lauri & Donna Etela

The Heritage Commission Internal Policy for Consideration of Preservation Easements

Draft 5. January 28, 2018

Preamble: A 2002 State law (RSA 79-D) creates a mechanism to encourage preservation of old New Hampshire barns and other historic agricultural buildings.

On or before April 15 of the new tax year, any owner of an historic barn or other farm building may seek relief by applying to their local governing body to grant a discretionary preservation easement and by agreeing to maintain the structure throughout a 10-year period in keeping with its historic integrity and character during the term of the easement. The application (PA 36-A), available on the Town of North Hampton web site, includes a map showing the location of the structure(s) and a description of how the property meets at least one of the prescribed tests of public benefit.

The North Hampton Heritage Commission and Select Board shall then have 60 days in which to act on the application. A public hearing is required, providing an opportunity for local historical commissions or others to express support for barn preservation efforts. If the municipality determines, in exercising its discretion, that the proposed preservation of the structure is consistent with the purpose of the law, it may acquire an easement on the structure for a minimum of ten years and grant tax relief within a range of a 25% to 75% reduction of the structure's full assessed value. Maintaining and repairing the building will not result in an increase in its assessed value for property tax purposes.

The Heritage Commission Internal Policy for Consideration of Preservation Easements

1. The application is received by the Administrative Assistant to the Town.
2. A copy of the application is forwarded to the chairperson of the Heritage Commission ("HC") for scheduling of site visit(s) in a timely manner as defined by the governing statute.
3. A copy of the application goes to the Code Enforcement Officer/Building Inspector ("CEO/BI") for him/her to check the record of the barn or accessory agricultural structure as defined by the governing statute, NH RSA 79-D, for standing code enforcement violations and/or other legal issues.
 - a. If there ***are*** standing code enforcement violations on the property the CEO/BI informs the HC of the violations with a letter addressed to the HC chairperson and the application will be denied.
 - b. If there ***are no*** standing code enforcement violations or legal issues on the property the CEO/BI informs the HC chairperson with a letter certifying such.

The Heritage Commission Internal Policy for Consideration of Preservation Easements

Draft 5. January 28, 2018

4. A copy of the application also goes to the Assessor, who shall attach a copy of the tax card to the application with a calculation of the square feet of the barn or accessory agricultural structure as defined by the governing statute. The application and tax card are forwarded to the Heritage Commission.
5. **Steps 2, 3, and 4 shall be completed within 15 days of receipt of the application.**
6. The Heritage Commission may ask the Assessor and/or CEO/BI for clarifying information or invite the Assessor and/ CEO/BI on a site visit of the property with the owner's consent and within the timeframes for approval set out in the governing statute.
7. The Heritage Commission reviews and submits its recommendation to the assessor and the Town Administrator.
8. The Assessor provides a calculation of 75%, 50%, and 25% reductions in assessment of the barn or accessory agricultural structure as defined by the governing statute.
9. The assessor submits the completed application with easement calculation totals to the Select Board (via the Town Administrator or Administrative Assistant) for consideration In a timely fashion that comports with the governing statute.



Building Inspector
233 Atlantic Ave.
North Hampton, NH 03862-2352
gbosworth@northhampton-nh.gov

Glen Bosworth
Building Inspector
603-864-8650

Fax 603.964.1514

COPY

**Town of North Hampton
Heritage Commission
233 Atlantic Avenue
North Hampton N H 03862**

75 Exeter Road

Dear Chairperson

**I have reviewed the property at 75 Exeter Road and have not found any code violations
Or legal issues that would make this application deniable.**

April 18, 2018

Glen Bosworth

Memo

To: Bryan Kaenrath
Town Administrator
Town of North Hampton

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

Date: April 17, 2018

RE: Discretionary Preservation Easement Application

Attached is an application that was submitted by Lauri Etela and Donna Etela - for a barn, situated on the property identified as Tax Map 9 Lot 35 – 75 Exeter Road. The barn is listed as 1824 square feet and is assessed at a condition of 50% with a value of \$29,200.

If the Board believes it is a public benefit and after a public hearing the Board decides to acquire an easement, it will need to be for a term of not less than 10 years and will have to include in the agreement how the structures will be assessed, meaning at what percentage in the range of 25% to 75% of the full value assessment will they be at per RSA 79-D: 7.

At the time of the actual easement being written the applicant should be made clearly aware that if they decide to removed the easement, there is a tax due for the release per RSA 79-D:8 of 20% of the full value if released within the first half of the term and 15% of full value if released in the second half. Also if the Board decides, there may be up to penalty of 10% of the full value due at the expiration or renewal of the easement. The agreement should also contain language regarding how the owner should maintain the structures as per RSA 79-D: 8 VI the above penalty also applies if the owner fails to maintain the structure in conformity with the agreement.

Continued...

Memo (CONTINUED)

The following is a list of what the assessments and taxes (at the 2017 tax rate) for the structure and estimates that would be at the various easement assessment percentages. There also would be a small amount of land assessed with the structures, which is assessed at \$5,000 per acre at full assessment. All values are rounded.

BARN	CURRENT ASSESSMENT	@ 25%	@ 50%	@ 75%
1824 SF	\$29,200	\$7,300	\$14,600	\$21,900
TAXES	\$540.20	\$135	\$270	\$405
Land .05 ac	\$200	\$50	\$100	\$150
	\$3.70	\$1	\$2	\$3

Hope this information is helpful and if there are any questions please let me know.

CURRENT OWNER	TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT
ETE LA LAURI ETE LA DONNA 75 EXETER RD					Code Appraised Value Assessed Value
NO HAMPTON, NH 03862 Additional Owners:		SUPPLEMENTAL DATA			2225 NO HAMPTON, NH
Other ID: 009-035-000					VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)
GIS ID: 009-035-000					Yr. Code Assessed Value Yr. Code Assessed Value
ASSOC PID#					Total 666,200 634,300

EXEMPTIONS	OTHER ASSESSMENTS
Year Type Description Amount	Number Amount Comm. Int.
Total:	Total:

ASSESSING NEIGHBORHOOD			
NBHD/ SUB	NBHD NAME	TRACING	BATCH
0001/A			

NOTES			
Appraised Bldg. Value (Card) 426,500			
Appraised XF (B) Value (Bldg) 5,300			
Appraised OB (L) Value (Bldg) 29,200			
Appraised Land Value (Bldg) 172,200			
Special Land Value 33,000			
Total Appraised Parcel Value 666,200			
Valuation Method: C			
Adjustment: 0			
Net Total Appraised Parcel Value 666,200			

BUILDING PERMIT RECORD				VISIT/CHANGE HISTORY										
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	CD.	Purpose/Result

LAND LINE VALUATION SECTION																		
B Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	I. Factor	S. A	A. Disc	C. Factor	ST. Idx	S.T. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value
1 8135	AOGN				0.40 AC	5,000.00	1.0000	0	0.9200	1.00		0.00		N	1,000	CU	4,600.00	1,800
1 8300	UNPR WET				5.21 AC	5,000.00	1.0000	0	0.9200	0.25		0.00		N	1,000	CU	1,150.00	6,000
Total Card Land Units: 5.61 AC														Parcel Total Land Area: 12.54 AC		Total Land Value: 7,800		

This signature acknowledges a visit by a Data Collector or Assessor

RECEIVED

APR 03 2018

FORM

PA-36-A

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
DISCRETIONARY PRESERVATION EASEMENT APPLICATION

STEP 1 PROPERTY OWNER (S)

PLEASE TYPE OR PRINT	LAST NAME Etela	FIRST NAME Lauri J.
	LAST NAME Etela	FIRST NAME Donna M.
	STREET ADDRESS 75 Exeter Road	
	STREET (continued)	
TOWN/CITY North Hampton	STATE NH	ZIP CODE 03862

STEP 2 PROPERTY LOCATION OF LAND AND HISTORIC AGRICULTURAL STRUCTURE BEING CLASSIFIED

PLEASE TYPE OR PRINT	STREET 75 Exeter Road				
	TOWN/CITY North Hampton			COUNTY Rockingham	
	NUMBER OF ACRES 12.59	MAP # 9	LOT # 35	BOOK # 5105	PAGE # 1061
	CHECK ONE: Original Application <input checked="" type="checkbox"/> Renewal <input type="checkbox"/>			Tax Year 2018	

STEP 3 REASON FOR DISCRETIONARY PRESERVATION EASEMENT APPLICATION

Describe how the Historic Agricultural Structure meets one of the tests of public benefit per RSA 79-D:3. Submit additional sheets, if necessary.
 See Attached

How many square feet will be subject to the easement?
 1,953 sq.ft.

STEP 4 SIGNATURES OF ALL PROPERTY OWNERS OF RECORD

TYPE OR PRINT NAME (in black ink) Lauri J. Etela	SIGNATURE (in black ink) <i>Lauri J. Etela</i>	DATE 4/3/2018
TYPE OR PRINT NAME (in black ink) Donna M. Etela	SIGNATURE (in black ink) <i>Donna M. Etela</i>	DATE 4/3/2018
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 PRESERVATION EASEMENT APPLICATION
 (CONTINUED)

STEP 5 TO BE COMPLETED BY THE LOCAL ASSESSORS

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

Is a map of the entire parcel showing the property location, orientation, overall boundaries and acreages clearly showing easement area requested submitted?	Yes <input type="checkbox"/> No <input type="checkbox"/>
--	--

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
DISCRETIONARY PRESERVATION EASEMENT APPLICATION

GENERAL INSTRUCTIONS

WHO MUST FILE	Form PA-36-A, Discretionary Preservation Easement Application, shall be used by owners of historic agricultural structures applying for a discretionary preservation easement in accordance with RSA 79-D:3.
WHAT TO FILE	Land owners submitting a completed application, Form PA-36-A, shall also: Submit a map showing: (a) The location of the historic agricultural structure; and (b) The number of square feet to be included in the discretionary preservation easement.
WHEN TO FILE	A completed Form PA-36-A, and a map of the land to be subject to the discretionary preservation easement must be filed on or before April 15 of the tax year the easement is to be granted.
WHERE TO FILE	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
APEALS	If an application for a discretionary preservation 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 www.state.nh.us/btla . Be sure to specify that you are appealing a Discretionary Preservation Easement Application denial.
ADA	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.
NEED HELP	Contact your local municipality or the Property Appraisal Division at (603) 230-5950.

LINE-BY-LINE INSTRUCTIONS

STEP 1	Enter the complete name(s), address, municipality, state and zip code of the property owner(s) requesting a discretionary preservation easement under RSA 79-D:3.
STEP 2	Enter the location information of the land and Historic Agricultural Structure being classified in the spaces provided. Check whether original application or renewal and enter the tax year the easement is to be granted.
STEP 3	Describe how the Historic Agricultural Structure meets the requirements of RSA 79-D:3 and how many square feet will be subject to the easement. Submit additional sheets, if necessary.
STEP 4	All owners of record must type or print their full name, sign and date in black ink on the lines provided. If there are more than four owners, submit a supplemental list of all additional owners names and signatures.
STEP 5	To be completed by the local assessing officials, indicating approval or denial pending final approval of selectmen or assessors.
STEP 6	Signatures of a majority of the local selectmen or tax assessors on the lines provided indicates final approval.
STEP 7	Indicate whether a map has been included as described. If the map is missing or this application is incomplete, this application shall be denied in accordance with RSA 79-D:4,II.

DISCRETIONARY PRESERVATION EASEMENT 75 EXETER RD. NORTH HAMPTON, NH

Brief History of David Page Homestead

In 1637, the Robert Page family of the village of Ormsby in Norfolk, England sailed from Ipswich to Boston arriving June 8, 1637. In 1639, the family moved to Hampton. The history of the Page family in the area destined to become North Hampton begins on May 14, 1708 with the awarding of 2 shares in the North Division laid out by Hampton Commons (Hampton Town Records Book 2, page 453). Eventually six shares were acquired by Christopher Page (dob 9/20/1670, d 2/4/1751), of the third generation, by inheritance and acquisition.

As recorded in Book 23 Page 0174-75, March 9, 1731, Christopher Page gave several tracts of land to two of his sons, David and Jonathan. The fact that David had already built a house and was living in it was evident in the wording of the deposition, "60 acres of which 7 acres where said David Page's house now stands." This area of North Hampton became known as Pagetown. The David Page Homestead C1730 is the location of the barn at 75 Exeter Rd.

Basically the historic property has been owned by 6 families Page(1730), Dearborn(1790), Moore(1843), Fehrs(1959), Tillinghast(1979) and present owners Etela(2010). There was a brief period 1788-1790, when the David Page Homestead property was owned by Christopher Toppan of Hampton. David bought it back and sold it to his cousin Joseph Dearborn to keep the property in the family. David Page, Jr.'s mother was Ruth Dearborn.

Needless to say, the Pages and Dearborns were very well know and prominent families in the history of North Hampton. John Tillinghast, commissioned Helen Hobbs to write "A History of the David Page Homestead" dated August 23, 1986. This paper has been very helpful in tracing the history of the property and the area of North Hampton known as Pagetown.

History of the Barn

The present barn was constructed sometime in the 1880's. According to Hobbs," the [original] barn was struck by lightning and burned to the ground. Another barn rose in its place, built from spruce lumber hauled down from Maine by box car. (The story about the barn told by Eleanor Moore Holmstrom.)" At the time of reconstruction, a small barn or ell used to smoke hogs was built between the new barn and connecting to the original house. The result was an iconic New England connected farm. The connector small barn was converted to a two car garage, side entry to the house and a laundry by the Fehrs. The Tillinghasts, in 1991, utilized a portion of that connector barn opening it up to the kitchen and adding a suite above the garage. The only change to the barn was the addition of a door on the main level into the house and moving an entry door from barn loft into the suite. It is believed that the granite stone foundation of the barn on the south, east and west sides is that of the original barn.

The Moores operated a dairy farm in the new barn which prospered until the price of milk dropped in the 1920's. The milking room retains its white paint. There was also an ice house on the pond out back to store harvested ice for shipping the milk to Boston as well as providing refrigeration to homes.

Description of the Barn

The barn is one story with lofts and full cellar with a dirt floor. The roof is asphalt shingles. The siding is a combination of shingle siding (east and west sides), clapboard (south side) and vertical board and batten (north side).

The construction is wood post and beam, pegged mortised and tenoned frames with the typical New England gable entrance. Hayloft 16'-0" above floor level remains along with wench, bale carrier and track. The floor beams and cellar posts replaced/repared +/- 1980's.

The barn is 48'-0" long X 38'-0" wide, approximately 35' high. It is attached to the garage and house on the east side. The barn is set back 400' feet from Exeter Rd. (Rt 111) and is visible from passing vehicles.

The area (see attached floor plan)

- | | | |
|-----------------------------------|------------------|--------------|
| • Area of main floor | 48'-0"X38'-0" | 1,824 sq.ft. |
| • Concrete ramp to south entrance | 5'-0"X12' | 60 sq.ft. |
| • Wood stair to north entrance | 3'-10"X18'-0"lg. | 69 sq.ft. |

TOTAL AREA FOR EASEMENT

1,953 sq.ft.

Public Interest and Benefit

Without a doubt the barn at the David Page Homestead is a familiar local landmark. Photographs and historical writings can be found in the North Hampton Library as well as the Lane Memorial Library. The property has been part of house/garden tours and barn tours under several owners. It is visible from the Exeter Rd. and remains a focal point of the 12.59 acre property. We intended to have an application written for the New Hampshire State Register at least, however, it is a matter of finding the time both for us and our chosen Architectural Historian!

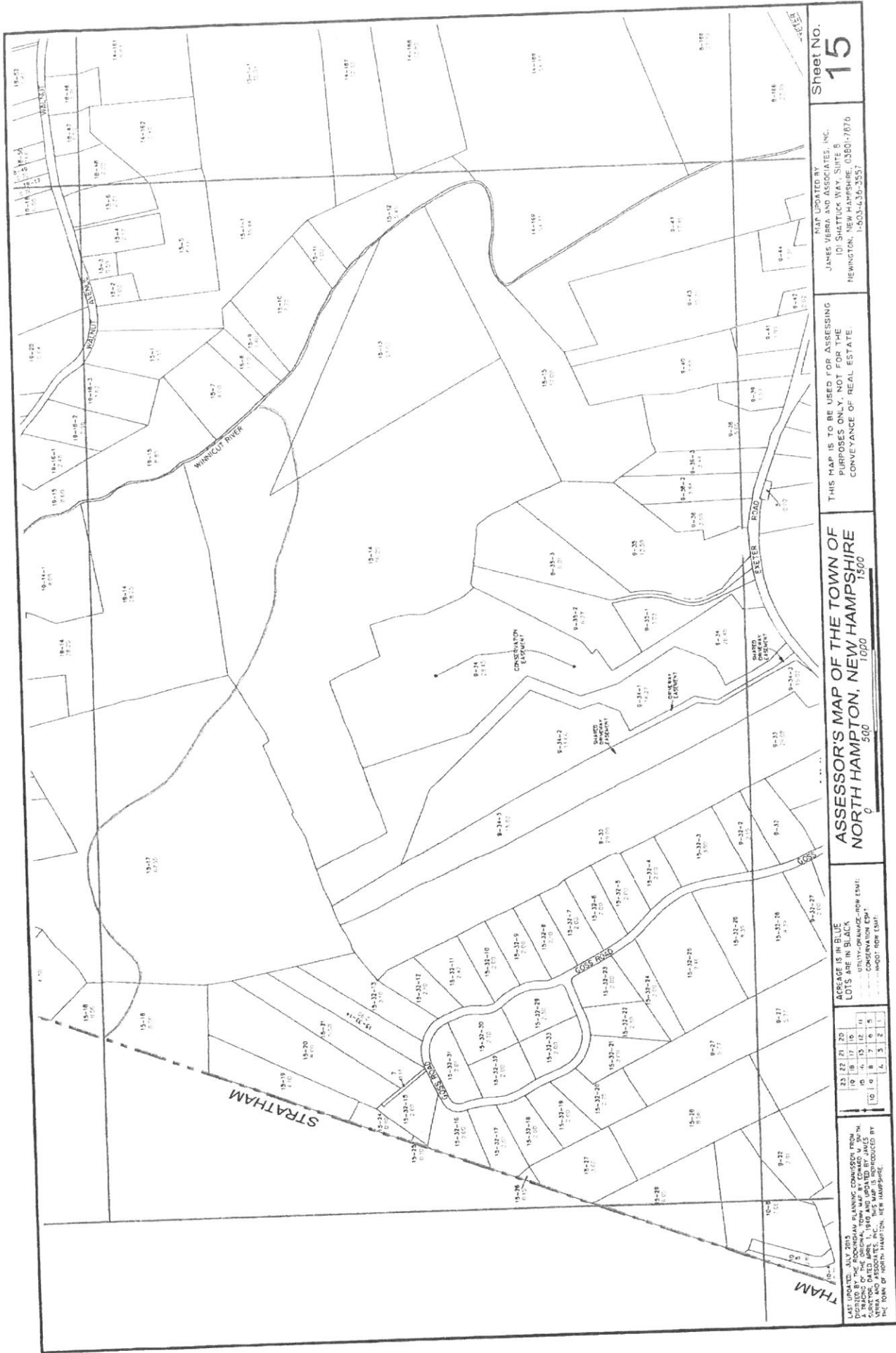
Donna & Lauri Etela
75 Exeter Rd.
603-379-2689
detela@aol.com

BARN MAINTENANCE APRIL, 2010 TO PRESENT

DATE	DESCRIPTION	SCOST
7/2010	Exterior Repairs: New rear door, new lead flashing over front sliding doors, Repairs to siding and shingles	1,250
8/2010	Exterior painted	3,880
8/2011	Add interior stair to hay loft and add concrete sill lower level Due to drainage issues.	3,050
7/2012	New roof on entire barn	8,500
1/2013	Storm damage, removed (4) four 50ft. tall spruce trees and Grind stumps.	1,900
2/2013	Repair roof damage from fallen tree	450
4/2014	Replaced rear stair treads, added joist hangers and stained all	550
10/2016	Grouted west wall of stone foundation interior – full height	4,070
4/2017	Grouted west wall of stone foundation exterior -3 foot high	1,120
TOTAL MAINTENANCE COSTS		\$24,770

PROPOSED MAINTENANCE NEXT 10 YEARS

Repair squirrel damage to eaves and siding each year	\$1,500
Repaint entire exterior 2018 years, est.	3,500
Grouting south wall of stone foundation	4,100
Any other unknown issues	?
ESTIMATED COSTS	\$ 9,100



Sheet No. **15**

MAP UPDATED BY
 JAMES VERRA AND ASSOCIATES, INC.
 101 SHATTUCK WAY, SUITE 0
 NEWINGTON, NEW HAMPSHIRE 03801-0876
 1-603-439-3557

THIS MAP IS TO BE USED FOR ASSESSING
 PURPOSES ONLY. NOT FOR THE
 CONVEYANCE OF REAL ESTATE.

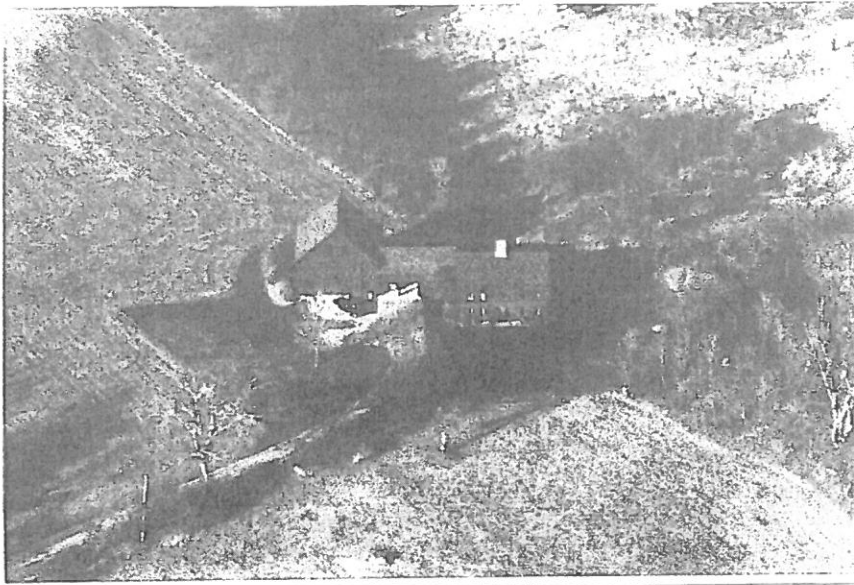
**ASSESSOR'S MAP OF THE TOWN OF
 NORTH HAMPTON, NEW HAMPSHIRE
 1500**

ACREAGE IS IN BLUE
 LOTS ARE IN BLACK

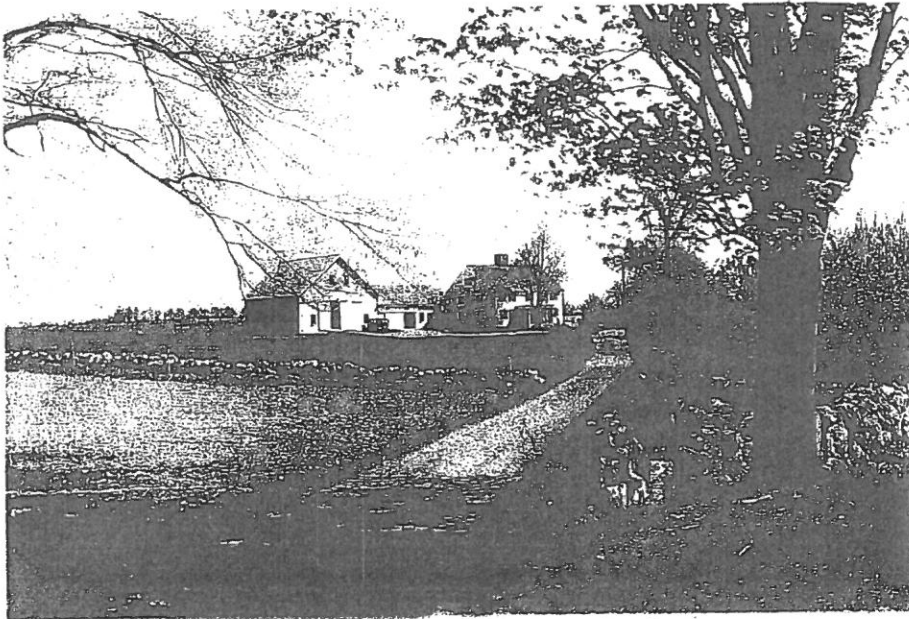
23	22	21	20
19	18	17	16
15	14	13	12
11	10	9	8
7	6	5	4
3	2	1	0

THIS MAP WAS FILED JULY 2004
 DIGITIZED BY THE REGIONAL PLANNING COMMISSION FROM
 A TRACING OF THE ORIGINAL MAP AND UPDATED BY JAMES
 VERRA AND ASSOCIATES, INC. THIS MAP IS REPRODUCED BY
 THE TOWN OF NORTH HAMPTON, NEW HAMPSHIRE.

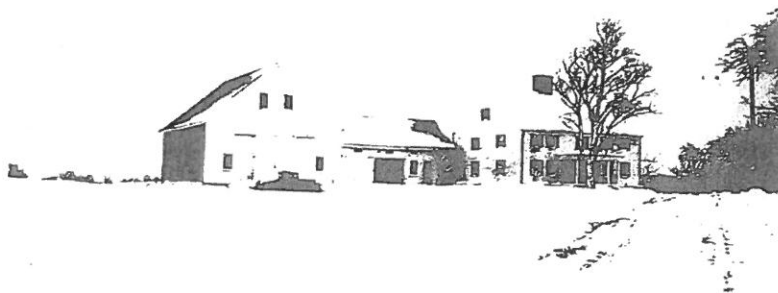
75 EXETER ROAD NORTH HAMPTON, NH



11/7/1968

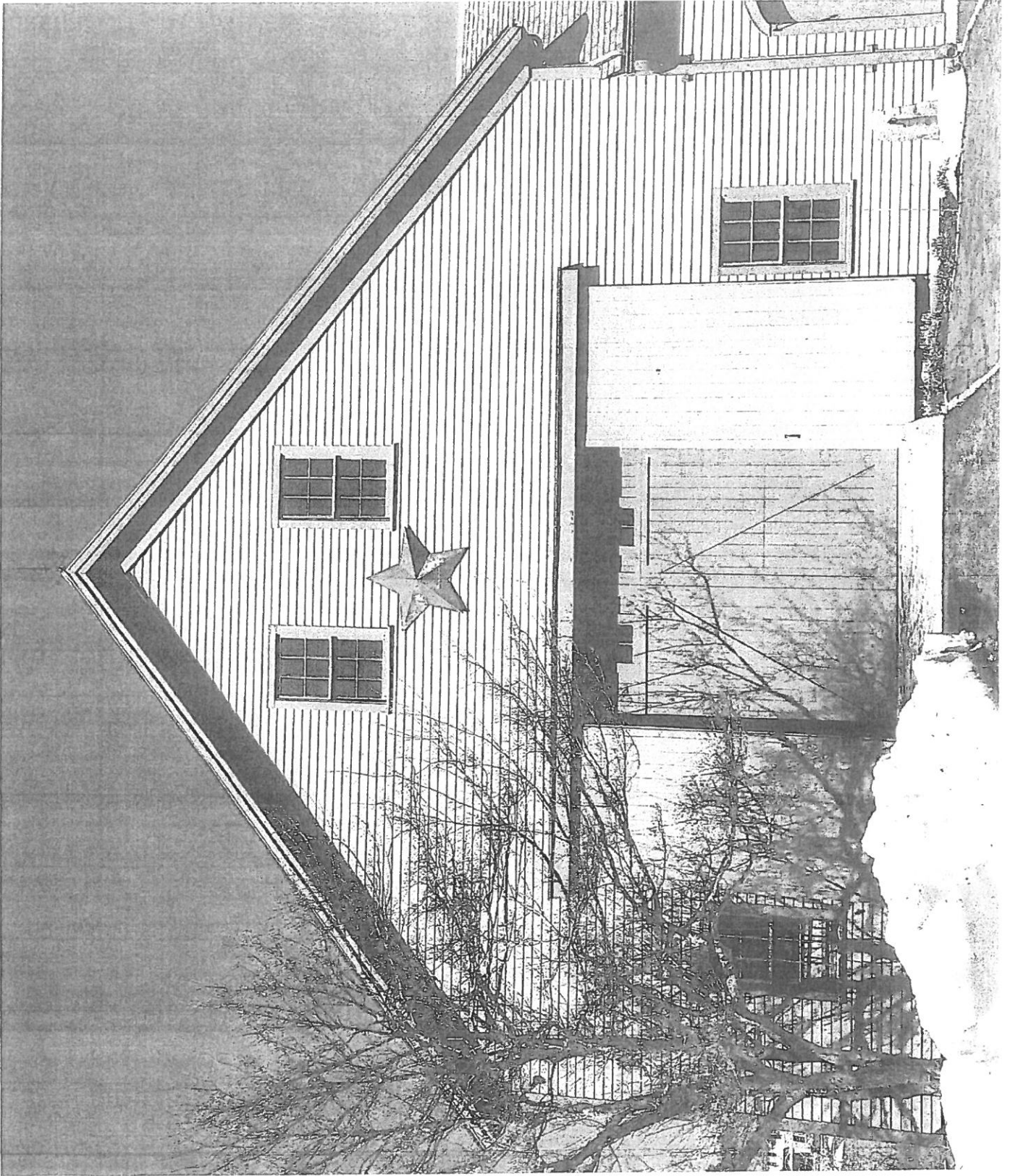


SPRING/1934

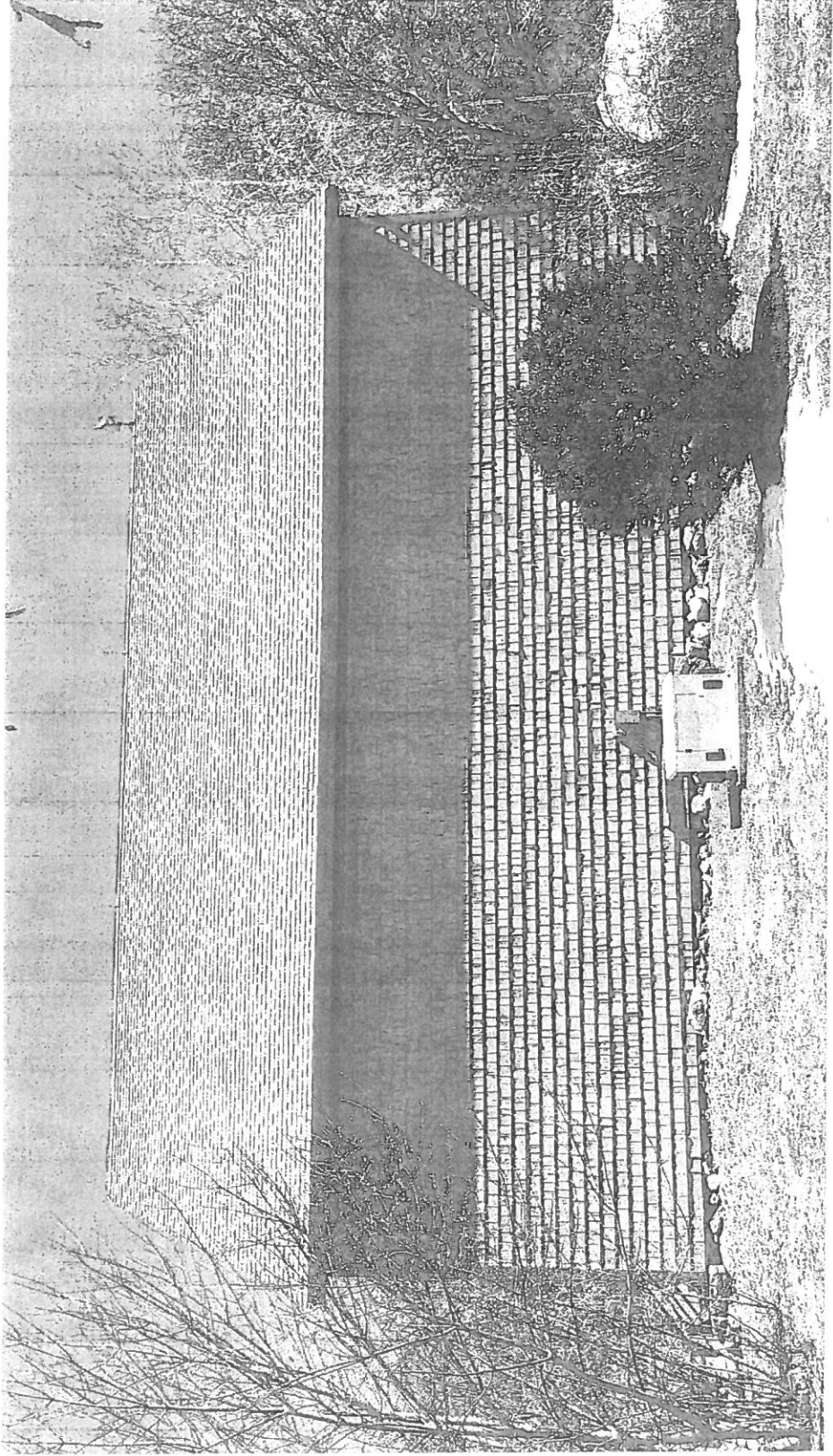


12/25/1934

75 EXETER RD. NORTH HAMPTON, NH.



SOUTH ELEVATION



WEST ELEVATION



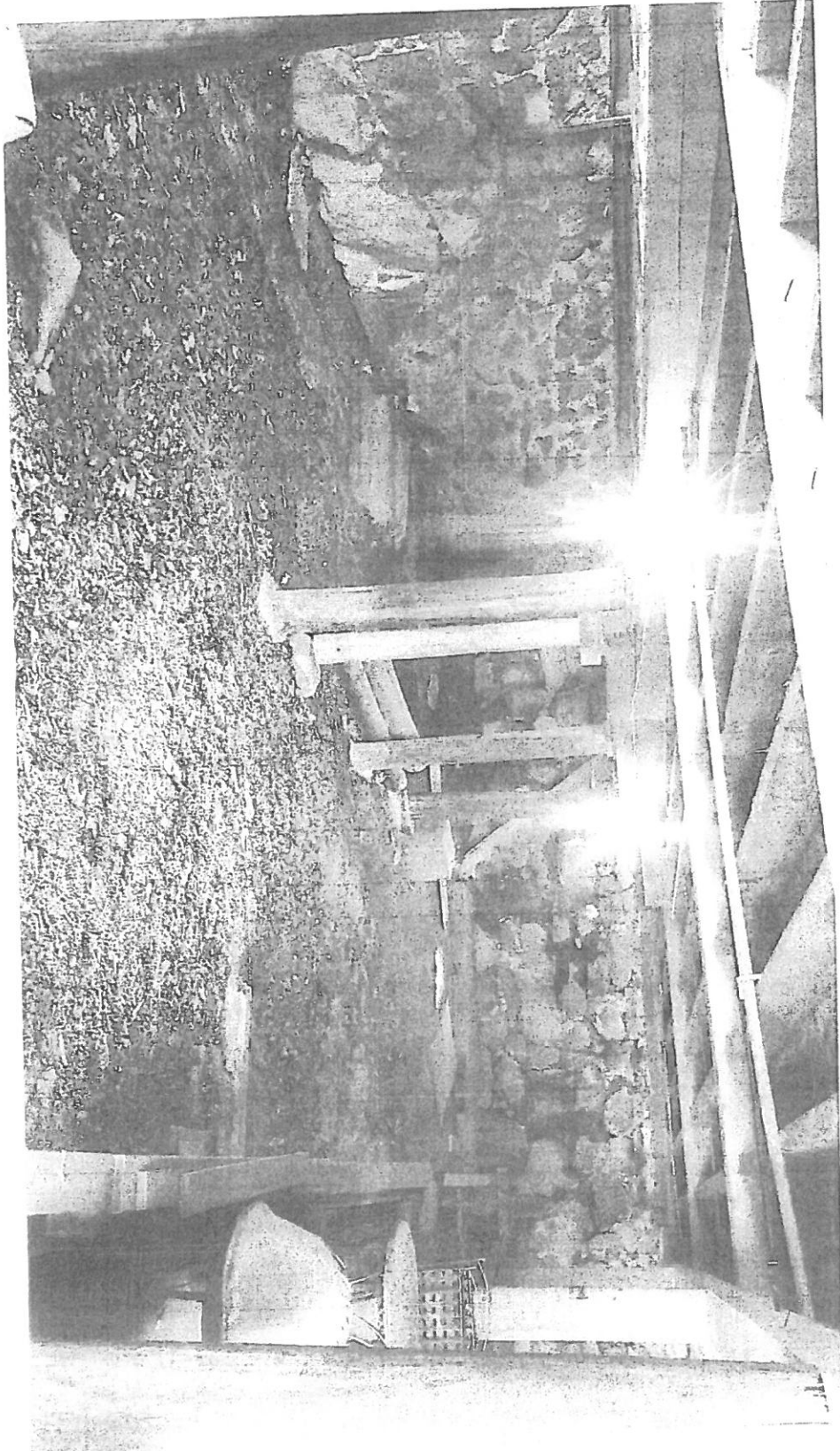
NORTH ELEVATION



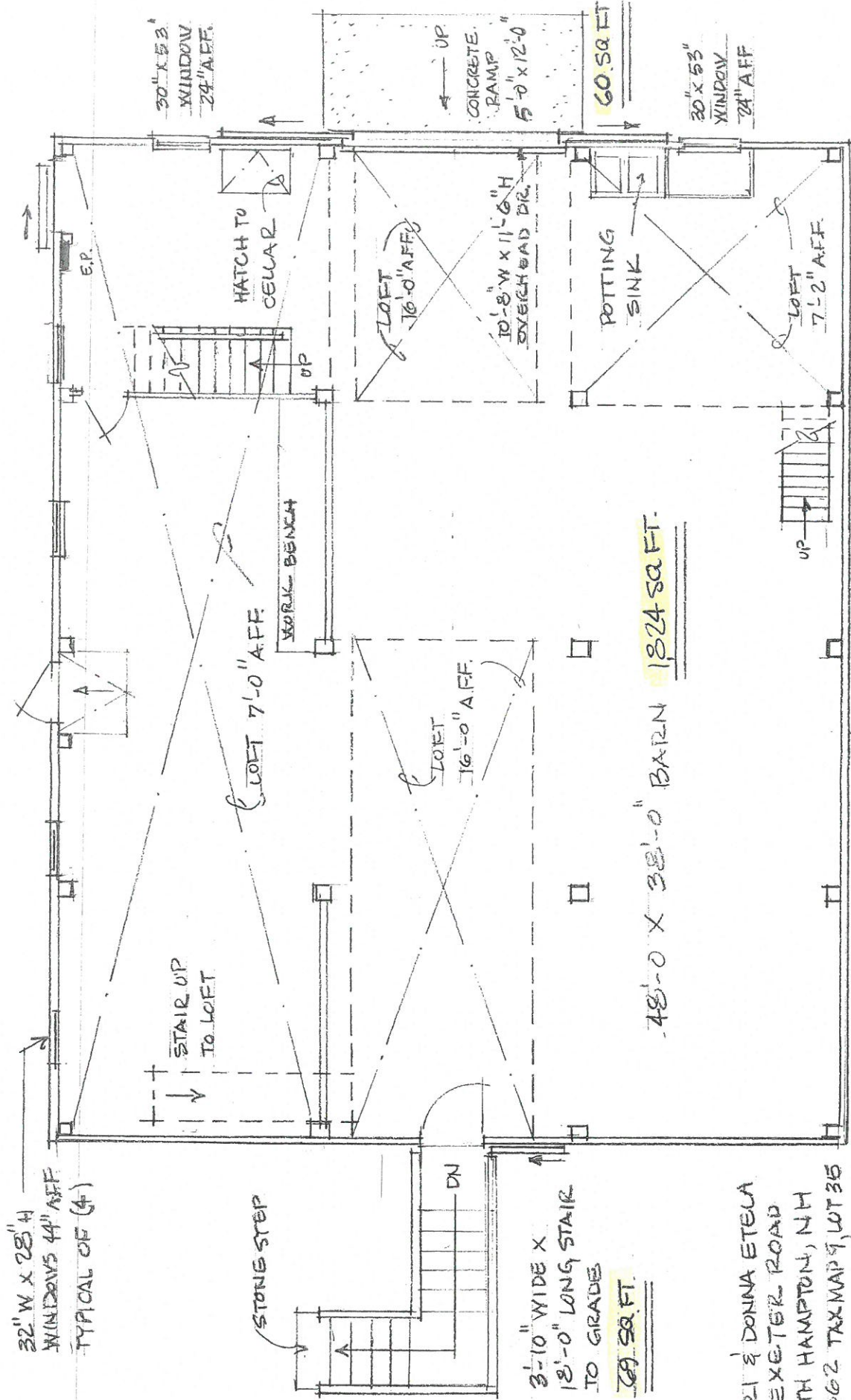
BARN INTERIOR



FRAMING DETAIL



BARN CELLAR



22" W x 28" H
 WINDOWS 44" AFF
 TYPICAL OF (4)

STAIR UP
 TO LOFT

STONE STEP

LOFT
 16'-0" AFF.

LOFT
 7'-0" AFF

WORK BENCH

HATCH TO
 CELLAR

LOFT
 16'-0" AFF.

10'-8" W x 11'-6" H
 OVERHEAD DR.

POTTING
 SINK

LOFT
 7'-2" AFF.

3'-10" WIDE X
 18'-0" LONG STAIR
 TO GRADES

69 SQ. FT.

48'-0" X 38'-0" BARN 1824 SQ. FT.

60 SQ. FT.

30" x 53"
 WINDOW
 24" AFF

30" x 53"
 WINDOW
 24" AFF.

UP
 CONCRETE
 RAMP
 5'-0" x 12'-0"

LAURI & DONNA ETELA
 75 EXETER ROAD
 NORTH HAMPTON, NH
 03862 TAX MAP 9, LOT 35

BARN FLOOR PLAN N.T.S.

North Hampton Heritage Commission
May 10, 2018

Discretionary Preservation Easement Evaluations
Barn at 75 Exeter Rd.

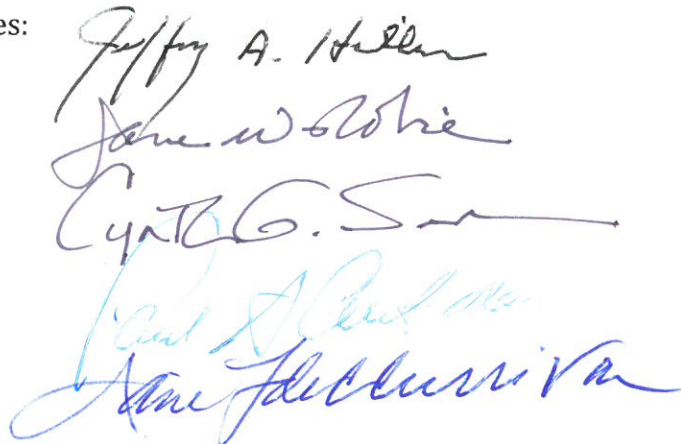
Owners: Lauri & Donna Etela

The Heritage Commission finds that the barn on the above property fulfills all three of the named public benefits.

- a. There is scenic enjoyment of the structure by the general public passing along Exeter Road.
- b. The applicant had described the historic significance of the property based on (1) the age of the house and barn, and (2) the historical importance of both the Page and Dearborn families in the early settlement of North Hampton.
- c. Members noted that Pagetown is considered an historic area of North Hampton. Considering the work performed by Etela and others on the Heritage Commission related to gaining State or National Register status for several properties, members felt confident of the eligibility of the property for a listing on the State Register of Historic Places. The Etelas state these intentions in application.

The Heritage Commission is satisfied that the Etela Family is committed to the preservation of the structures. Indeed, that is the reason they purchased this property. Therefore, we recommend a 75% reduction of the barn's full assessed value, meaning the owners would be taxed at 25% of the current assessed value.

Signatures:



The block contains five handwritten signatures in blue ink, stacked vertically. The signatures are: Jeffrey A. Hillen, Jane W. Storie, Cynthia G. Sam, Paul A. [unclear], and Anne Felcurri Va.

Approved at
17 May 2018 meeting



Special Meeting
10 May 2018
237 Atlantic Avenue

Present:

Paul Cuetara
Jane Currivan
Jim Maggiore
Jane Robie
Cynthia Swank

Alternates: Carolyn Brooks, Jeff Hillier

Absent: Donna Etela, Vicki Jones, Nancy Monaghan

Presiding Officer Cynthia Swank called the meeting to order at 9:38 AM. Hillier to vote for Etela who had recused herself as she and her husband, Lauri Etela, are the applicants.

Discretionary Barn Easement Application - 75 Exeter Road. Review application and decide upon our Recommendations to the SB.

Swank turned over discussion of the agenda item to Hillier who had been chosen at a regular meeting of the Commission to be the lead in managing the Commission's application process. All members and alternates present had reviewed the application and seen the barn.

Hillier referred to RSA 79-D:3 and provided a brief summary of the process and the three areas to consider in determining whether the barn provides at least one of the three public benefits described in the statute. He noted that the Etelas seem fully committed to maintaining the structure as evidenced by their purchase of the property and subsequent repairs.

All agreed that:

1) there is scenic enjoyment of the barn by the general public from a public way and noted its siting on one of the main entry roads to the rest of North Hampton.

2) the applicant had described the historical significance of the property due to the age of the house, and the historical importance of both the Page and Dearborn families in the early settlement of the town.

3) Members noted that Pagetown is considered an historic area in North Hampton and, considering the work performed by Etela and others on the Heritage Commission relating to gaining State or National Register status for several properties, members felt confident of the eligibility of the property for a listing on the State Register of Historic Places as the Etelas state in the application.

Cuetara moved and Currivan seconded that the Commission recommend to the Select Board approval of a discretionary barn easement. The motion was approved unanimously.

All agreed that the structure met all three criteria and that condition of and maintenance efforts by previous owners and the Etelas make the barn worthy of this benefit.

There ensued a lengthy discussion about some elements of the Assessor's memo and attached property card. The Commission then voted unanimously to approve a recommendation to the Select Board that the barn be accorded the maximum benefit available at 25% of its full assessed value. (Cuetara moved, Robie seconded).

It was the intention of the Commission to have the recommendation submitted in time for the May 14th Select Board meeting but all agreed that it would best for Maggiore to obtain clarification from the Assessor before having the Commission's recommendation forwarded to the Select Board so that the Select Board meeting can be handled in a more expeditious fashion. The two elements of most concern were the discrepancy in the square footage, not of the barn itself but of the periphery, and the 50% condition noted on the property card. All agreed that the Commission has no role in this portion of the application process. and, in fact, would have preferred that the past practice of not having the dollar impact information provided had been followed.

Adjournment: 10:29 am. Next regular meeting, May 17 at 9:30 am.

Cynthia G. Swank
Recording Secretary