

## **Sparkling River LLC Request to Amend School Impact Fees**

Staff Report  
March 27, 2013

As reported by staff at the March 13<sup>th</sup> meeting, Russell W. Thibeault, President of Applied Economic Research (AER), has agreed to conduct the peer review on Mark Fougere's 55+ housing report, relative to his client's request to reduce/eliminate the collection of school impact fees for said housing at Sparkling River. Also reported by staff at the March 13<sup>th</sup> meeting was Mr. Thibeault's request for an extension of time to present his report to the April 24<sup>th</sup> meeting. As such, at Wednesday night's meeting the only order of business necessary for the board to conduct on this matter is to defer it further date specific to the April 24<sup>th</sup> meeting. Attached, please find Mr. Thibeault's agreement to conduct his review, which was also included, as a handout, at the March 13<sup>th</sup> meeting.

### **DRAFT MOTION:**

I move to defer further review on the request to amend the Sparkling River School Impact Fees date specific to the April 24, 2013 Planning Board meeting.

Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Carried/Failed: \_\_\_\_\_.

**SITE:** Sparkling River LLC      -- Webster St. -- Map 156/Lots 5 & 6 -- SP# 07-12

**ZONING:** R-2

**PURPOSE OF PLAN:** to amend conditions of approval, i.e., eliminate school impact fee assessments, per Article XIV, Impact Fees Section 334-74.6. for the Sparkling River LLC Older Persons Housing Development(a.k.a., River Ridge approved on 10-13-04, and Riverwalk approved on 03-10-04). Deferred date specific from the 02/13/2013 meeting.



**Economic and  
Real Estate  
Advisory  
Services**

March 11, 2013

John Cashell  
Director of Planning  
Town of Hudson  
Town Offices  
Hudson, NH 03051

Dear John:

Pursuant to our discussion I will review the following documents on behalf of the Planning Board:

- The reports prepared by Mark Fougere regarding River Walk/River Ridge;
- The Bruce Mayberry analysis setting forth the town's school impact fees;
- The condominium documents for River Walk/River Ridge;

I understand that Mark's analysis indicates it is appropriate to exempt age 55+ communities from paying school impact fees in Hudson. The Planning Board desires a review of the work of Mark and Bruce on this point.

As I mentioned to you, I have recently completed an analysis on behalf of the Hudson SAU, examining enrollment trends and projecting future enrollment. I will refer to that study to provide an overall backdrop to the examination of impact fees and their appropriateness for the Sparkling River proposal.

I will present my findings at the April 24 planning board meeting.

The cost of my analysis will be not more than \$4,500, including my report and presentation. I will bill against this upset limit at my standard hourly rate of \$300, portal to portal.

Your signature below is sufficient to begin my work. Please return a signed copy to me.

Thank you for your confidence and I look forward to working with you and the Board on this issue.

Respectfully yours

Russell W. Thibeault  
President

Accepted by:

Date 3-12-13

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