

Exeter Conservation Commission

Draft Minutes

Nowak Room, Exeter Town Offices

August 10, 2010

Introduction: *Members present were Peter Richardson, Virginia Raub, Don Briselden, Kristen Murphy, Natural Resource Planner, and Robert Aldrich, Chairman.*

Parcel Monitoring Commission Training 6:00 p.m.

Kristen Murphy provided a training presentation on how to conduct boundary monitoring for the Conservation Commission members. The presentation included a slideshow presentation and then an outdoor GPS demonstration.

Call Meeting to Order

Chairman Robert Aldrich called the meeting to order at 7:02 p.m. in the Novak Room of the Exeter town offices.

Robert Aldrich began the meeting by announcing the Parcel Monitoring Commission Training held earlier that day at 6:00 p.m. in the Wheelwright Room. The training session, presented by Kristen Murphy, also included a site walk in order to test the new GPS Units to be used by the Board.

Following the introduction of members, the Chairman asked for public comment. There were no comments at this time.

Action Items

1. Conditional Use Permit Application for Impact to the 75' vernal pool Wetlands Conservation Overlay District buffer at 20 Drinkwater Road: *Jonathan Ring*

Jonathan Ring from Jones & Beach Engineers, Inc. presented the application and provided the Board with information packets. He introduced Rick and Michael Waleryzack as the owners of the property, as well as Marc Jacobs, Certified New Hampshire Wetlands Scientist. The 7.75 acre property is located at 20 Drinkwater Road. One acre of that property is being proposed for subdivision into an individual lot. During the previous July Conservation Commission Meeting, Mr. Ring's application was presented for impacting wetlands to build a driveway crossing on site in order to provide access to buildable land.

Mr. Ring began by explaining the current conditions of the wetland setbacks pertaining to this property. The combination of the 50 foot wetland

setback and the 75 foot vernal pool setback allows for a buildable land area of about 60 feet by 25 feet. After several observations of the vernal pool, Marc Jacobs, Wetlands Scientist, believed the pool no longer qualifies as a vernal pool, due to the loss of the wood frog indicator species. Mr. Ring requested the Board to deny the viability of the Vernal Pool setback, due to these observations. This would allow the buildable land area to increase, providing more room between the proposed house and the existing condominium complex to the south.

The Board discussed in more detail the conditions of the site and the surrounding wetlands. Kristen Murphy, Natural Resource Planner, pointed out the property to be located within the Aquifer Protection District, where no more than ten percent (10%) of a single lot may be rendered impervious to groundwater infiltration, as stated in the Town of Exeter Zoning Ordinance, Article 9, Section 2. The applicant explained that although they would not be building the house themselves, they would expect the buyer to construct a smaller house. Virginia Raub pointed out the possibility of the future home owner to build a larger home if they decide not to utilize the extra space for landscaping. However, they would still be expected to follow the Zoning Ordinance regulations.

The Board explained to the applicant that since materials were not provided prior to the meeting, they were not given enough time to review the application and could not vote at this time. There was a discussion concerning the reports given to the Board and what officially determines the viability of vernal pools. Don Briselden stated that though it was not viable this year, they would concur with the statement in the summary of the report from the wetland scientist that it was likely viable at least one time in the past and could, under different rainfall conditions, retain water long enough for tadpoles to mature into frogs. Therefore the Commission could not concur that the vernal pool was not a viable vernal pool. The Chairman suggested for the applicant to provide the Conservation Commission with additional information in September after meeting with the Planning Board in August.

2. Permit by Notification for In-Kind Culvert Replacement Project at Phillips Exeter Academy: *Roger Wakeman*

The Chairman informed the Board that he is currently employed by the Facilities Management Department at Phillips Exeter Academy. In order to maintain a quorum, he suggested that he keeps his seat and asked the Board and the applicant if there were any objections to this consideration. There were no objections.

The application was presented by Roger Wakeman, Director of Facilities Management at Phillips Exeter Academy, who requested the Board to approve the Permit by Notification, as well as waive the Commission's right to intervene, in order to expedite the completion of a culvert replacement in the trail system. Jeffery Clifford, Vice President of Altus Engineering, Inc. explained that the current system is in disrepair and requires a change of material in order to work

properly. Currently, there are two 48 inch corrugated metal culverts that have begun eroding over time. The proposed replacement would be of reinforced concrete, which is more suitable for water environments. Mr. Clifford explained that the project would be completed within three days, only one of which would be spent in the water. The applicant contacted the New Hampshire National Heritage Bureau to ensure that no species of concern existed within the area, and received confirmation that there were none. Mr. Clifford provided the Board with a draft letter for the waiver.

The Chairman asked the Board for any questions, to which Don Briselden disclosed that he retired from the position of Director of Facilities Management at Phillips Exeter Academy. He currently has no connection with the Academy and felt he could be objective in this matter. The Board discussed the process of the installation as well as the surrounding wetland.

Peter Richardson made a motion to sign the Permit by Notification form, have no objections to the project, have the Conservation Commission waive its right to intervene, and authorize the authoring of a letter of such to the Department of Environmental Services. Virginia Raub seconded: Vote unanimous with Chairman Robert Aldrich abstaining.

3. Discussion for volunteer work from the Christ Church of Exeter: *Donna McCay*

An offer of volunteer work was extended by Donna McCay who introduced herself as a representative of the Christ Church of Exeter. The Church is looking to provide approximately 20 volunteers to complete any trail work suggested by the Conservation Commission. The work would be completed on Sunday, October 3, from 9:00 a.m. to noon. The Board welcomed this offer for community service and suggested that Kristen Murphy and Carlos Guindon coordinate the project.

4. Review of Raynes Farm Draft Lease

The Board reviewed the Raynes Farm Draft Lease, and after some members attended the Raynes Farm Stewardship Committee, the Board was confident that all considerations have now been met. The Chairman explained that any updates to the Conservation Plan would not have an impact on this draft lease and should be considered in the near future.

Peter Richardson made a motion to support the Raynes Farm Draft Lease as it is drafted and presented, Don Briselden seconded: Vote unanimous.

Peter Richardson pointed out that the updates to the Conservation Plan were of immediate importance. It was determined that the origin of the request for an updated Conservation Plan comes from the LCHIP Grant, and it was decided to proceed with a review and update during the September Meeting.

5. FY2011 Budget Development

The Town Manager requested that all Boards submit two budget reports this year. The first budget would be a level service budget, consisting of the same 2010 services with updated prices. The second being a level funded budget, consisting of a budget cap with consideration to reduced services. Any other new service considerations would be submitted as a separate proposal. Kristen Murphy pulled together the budgets from 2007 and offered a comparison spreadsheet of spending. The Board offered several suggestions for changes to the current budget, which would allocate spending to more appropriate services. The Chairman stated that he and Kristen Murphy would proceed with Board recommendations and submit the 2011 budgets to the Town Manager by the August 20 deadline.

6. Review of Draft Bylaws: Article VI

The Chairman stated that he would like to put these items on hold for the September meeting when more members are present to discuss. Virginia Raub suggested the possibility of adding a Garden Committee, to which the Chairman encouraged a future discussion.

Follow-Up Items

1. Raynes Roof Repair Update

Kristen Murphy, Natural Resource Planner, explained that Kevin Smart, had an appraiser assess the damage costs needed to repair the roof. It was found that all necessary repairs to the roof would be covered under the insurance, and that these repairs would prevent any leaking into the barn through the winter. The construction will start immediately after the appraiser finishes writing the report, which should be within a month. The Board discussed their appreciation of this good news but recommended keeping the original repair budget set aside in case the costs exceed the suggested amount.

A conversation began concerning how the Board should proceed with continued repairs to Raynes Barn. In 2006, the Board received a rough estimate of \$5,000 necessary to repair the connection to the silo. Don Briselden suggested a conversation concerning the proper sequence to the repairs, explaining that some sill work may be needed before any work is done to the connection to the barn. This would prevent any unnecessary extraneous repairs.

2. Minimum Impact Expedited: Riverwoods Channel Restoration Project

Kristen Murphy explained that the RiverWoods Community had submitted a Minimum Impact Expedited wetland permit which required a signature from the Conservation Commission in order to restore an eroding channel, as suggested

by the Geomorphic Assessment. This restoration was labeled as an important project to complete, and the Chairman agreed to provide the signature to begin restoration.

3. Little River Deed Update

The Chairman requested for any additional comments by Peter Richardson concerning the Little River Deed Update. Mr. Richardson had no additional comments except to encourage the project to move ahead.

4. Morgan Ryan Deed Update

The Chairman explained that the Morgan Ryan Deed Update is moving ahead as planned, and the Selectman have already voted to authorize the Town Manager to set up a closing date. He explained that the project will be complete as soon as both parties agree upon a closing date.

Regular Business

1. Natural Resources Planner's Report

Kristen Murphy, Natural Resource Planner, explained that she has been in contact with several eagle scouts who have shown interest in completing community service projects. She has shared a list of potential projects, but has yet to have a scout commit to a specific project. However, several scouts did show interest in completing the trails project for Raynes Farm and constructing an information kiosk. Ms. Murphy hopes to hear back from the scouts.

Ms. Murphy met with the Open Space Committee in order to discuss revisions to the Bylaws and subcommittees to the Bylaws. This discussion initiated several questions concerning the necessary communication between the Open Space Committee and the Conservation Commission. Ms. Murphy offered to act as a liaison between the two working groups in order to provide additional coordination.

Kristen Murphy received notification regarding the conservation easement near the Exxon Station on Epping Road. The notice indicated that the property has changed owners, and therefore any parcel monitoring would require communication with the new owners.

There are two active Intent-to-Cut Notifications: The first is Monahan off of Continental Drive, which abuts the Little River Conservation Area. It appeared that silt fencing was not being used, and it was corrected shortly thereafter. The second Intent-to-Cut was located at the Kevin King property on Epping Road and 101. There were some issues concerning crossings that were greater than fifty

feet, which required additional wetland delineation and permitting before the timber harvest could take place. The Notification of Forestry Activities Form was signed on Monday.

Ms. Murphy announced that she was recently accepted into the New Hampshire Coverts Program, which provides wildlife habitat conservation training to 25 accepted volunteers throughout the state of New Hampshire. The three-day training session will be held in September and will also provide training for creating public conservation outreach programs. The Board congratulated Ms. Murphy for her acceptance into the Coverts Program.

2. Treasurer's Report

Virginia Raub announced an increase of \$320 to the Raynes Account for the sale of scrap metal, as well as an increase of \$99 to the Ocean Bank Account for the LCHIP Monitoring. The account with the most activity has been the Trail Management Maintenance Account, which currently has a balance of \$2925.

Peter Richardson made a motion to accept the Treasurer's Report, Don Briselden seconded: Vote unanimous.

3. Approval of Minutes: July 13, 2010

Several revisions to the July 13 minutes were suggested by Virginia Raub correcting the following items: The first correction changed the reference from "Mr. Rice" to "Mr. *Ring*" on pages one and two. The second correction eliminated an unnecessary word from the statement: "The Ri Fahnestock" to "Ri Fahnestock" on page four.

Peter Richardson made a motion to accept the minutes as amended, Robert Aldrich seconded: Vote unanimous with Don Briselden and Virginia Raub abstaining.

4. Other Business

Virginia Raub brought up a discussion concerning the policy of field maintenance after accepting the Little River Property. There was a discussion concerning whether or not the fields should be mowed and/or plowed. The Chairman suggested the Board to continue this conversation in September once the Deed is complete.

Kristen Murphy announced no change to the missing posts at the Henderson-Swasey Trail Network. Ri Fahnestock, who previously built and installed the sign posts, offered to rebuild and install the signs in such a way as to connect to concrete. This method of installation would prevent removal of the signs in the future. The Board agreed on the decision to purchase more supplies for the construction of new posts.

5. Next Meeting: Date and Agenda Items

The next Conservation Commission meeting will be held on September 14, at 7:00 p.m.

Don Briselden proposed a motion to adjourn, Peter Richardson seconded: Chair Robert Aldrich adjourned the meeting at 8:43 p.m.

Respectfully submitted,

Gillian Baresich
Recording Secretary