

Exeter Conservation Commission

Approved as Amended August 10, 2010

Nowak Room, Exeter Town Offices

July 13, 2010

Call Meeting to Order

Chairman Robert Aldrich called the meeting to order at 7:04 p.m. in the Novak Room of the Exeter town offices. Members present were Kevin Keaveney, Sean Lyons, Peter Richardson, *Kristen Murphy, Natural Resource Planner, and Robert Aldrich, Chairman.*

Robert Aldrich began the meeting by asking for Public Comment. There were no comments.

Action Items

1. Wetland Permit Application: 200 square foot fill for driveway crossing at 20 Drinkwater Road: *Jonathan Ring*

Jonathan Ring from Jones & Beach Engineers, Inc. presented the application and provided the Board with information packets including an updated Site Plan. He introduced Mike Walrisac as the owner of the property who was in attendance. The 7.75 acre property is located at 20 Drinkwater Road. One acre of that property will be made into an individual lot. Mr. Ring is proposing a driveway crossing to provide access to buildable land. The driveway would cut across 200 square feet of wetland, which currently acts as an existing drainage swale. A 24 inch storm water pipe would allow for continued drainage through the driveway. Marc Jacobs, Certified New Hampshire Wetlands Scientist, who was not in attendance, flagged the wetlands in question. Mr. Ring requested the Conservation Commission to sign a Minimum Expedited Wetland Application for the New Hampshire Division of Environmental Services Wetland Board. The application would confirm the wetland alteration to be less than 3000 square feet and would allow for construction of the driveway.

Mr. Jacobs also marked a vernal pool on site, which is currently under debate as to its status as an official vernal pool. The pool had continuous egg masses until June 30, when it appeared to be dried up according to Mr. Jacobs. There is an official 75 foot, no-disturb buffer around vernal pools, as well an increased wetland setback from 25 feet to 40 feet. *Mr. Ring asked the Board if there was any flexibility within these confining setbacks to allow the property more space between the adjacent Condominium development, as well as a provide a larger yard.* He requested to decrease the 75 foot Vernal Pool buffer to the 40 foot Wetland buffer, as well as alter the 75 foot Vernal Pool setback to the 50 foot Wetland setback. The driveway would not be moved with any changes to the setbacks.

The Board discussed the wetland and the issues concerning the setback alteration request. Peter Richardson suggested for the Planning Board to decide and comment on the setbacks; the Board agreed. Mr. Richardson moved to not object to the 200 square foot wetland impact application, Sean Lyons seconded: motion did not carry through. Mr. Richardson amended the motion, moving to not object to the 200 square foot wetland impact application, and for the Board to sign the NHDES Wetland Board application, Sean Lyons seconded: Vote unanimous.

Kristen Murphy suggested for Mr. Ring to provide the Board with a statement from Mr. Jacobs determining the viability of the Vernal Pool status. Ms. Murphy explained how the Planning Board would need a position from the Conservation Commission in order to approve the setback request.

2. Beech Hill Deed Review: *Skip Manseau*

The application was presented by Skip Manseau, member of Compadres LLC, who requested the Board to approve the Draft Deed and Plan for 14.66 acres of open space on the Beech Hill Estates property. Compadres LLC has already submitted a draft deed to the Planning Board to accept the new road and open community land within the property. Mr. Manseau explained that once Compadres LLC is finished with construction of the subdivision, the company would transfer all rights and properties to the Town. This would include the open space, which currently has public access.

Peter Richardson, having visited the property, did not find any monumentation on the land and questioned if the land had been surveyed. Mr. Manseau explained that they did receive a certificate of monumentation for the land, which was done by a local land surveyor. However, it was completed sometime while the roadway was paved and some monumentation might have been lost in the process. Mr. Manseau assured the Board that any missing monumentation will be replaced. Peter Richardson requested to inspect the land within the following four weeks.

Carlos Guindon agreed and after a discussion concerning motorized vehicles on the property, the Board suggested a specific statement within the deed transferring the present rights concerning motorized vehicle use to the town.

The Board then had a discussion concerning the clarity in the language of the deed as to who receives the reserved rights and what those rights are. Mr. Manseau explained that once his company is finished with construction, their position as Grantor will cease and be transferred to the town. Robert Aldrich explained that the deed should be revised in order to make this clear.

3. Raynes Roof Repairs

The Board has yet to hear from the FEMA Grant and insurance claim. However, the situation is worsening, and requires immediate attention. Mr. Aldrich suggested that Kristen Murphy meet with Kevin Smart in order to use the

remaining \$4500 in the Raynes Account to proceed with emergency repairs. Peter Richardson moved to proceed, Sean Lyons seconded: Vote unanimous.

4. Little River Parcel Deed Review/Acceptance

Robert Aldrich thanked Peter Richardson for working so thoroughly with the school involving the necessary clean-up. After the long process of working through the details, a recommendation was made to pass the acceptance of the deed on to the Board of Selectman.

Brian Grisct questioned why the proposed dredging of the sedimentation below the bridge is not being done before the town accepts the property. Robert Aldrich explained that he was not aware of any outstanding dredging permit, but would discuss this matter with the Selectman Committee. He felt that the Board should proceed with the acceptance of the deed.

Sean Lyons made a motion to recommend that the Board of Selectman accept the deed, Peter Richardson seconded: Vote unanimous.

Follow-Up Items

1. CIP Revisions

Kristen Murphy requested a discussion about CIP priorities concerning the Raynes Barn. After a lengthy discussion, it was decided the order of projects is as follows: Roof and Silo repairs in 2011, Sill repairs in 2012, and Drainage repairs in 2013.

Robert Aldrich suggested the Ryder Property Acquisition stay in 2011.

The Board then discussed the necessity of the Little River Walking Bridge to be included in 2011.

A final discussion was held concerning the prioritization of the 2011 Projects as follows:

1. Raynes Roof and Silo Repairs
2. Ryder Property Acquisition
3. Little River Walking Bridge
4. Conservation Fund

2. Work Session Follow-Up Discussion

a. Bylaws Revision/Updates and Raynes Farm Lease Work Session

Robert Aldrich stated that he would like to put these items on hold for the August meeting until more people are present to discuss.

Regular Business

1. Natural Resources Planner's Report

Kristen Murphy received an amended Wetlands Permit for 127 Water Street. The Conservation Commission had previously voted against the project and advised the Wetlands Bureau of such, but it appears a Wetlands Permit was issued on April 27. Since then, the Army Corps of Engineers has further delayed their project with qualification concerns and Kristen Murphy is unsure where the project stands. Peter Richardson suggested that the Board write a letter to the Army Corps of Engineers for a progress report.

Steven Walker met with Kristen Murphy concerning how the Board could approach monitoring conservation lands. Mr. Walker suggested a better use of the upcoming new technologies, where GPS units can download the properties in question and can digitally track the property. A record is established of what areas of the property have been observed to prevent duplication of efforts. He suggested that a UNH Cooperative Extension might be available if the Board decides to follow through.

Kristen Murphy spoke with Gwen English from the Open Space Committee and discussed how they could integrate the OSC with the Conservation Commission. She is presently setting up dates to proceed.

The new trail markings at Henderson Swasey have been completed. *Ri Fahnestock and Sarah Silverberg had built and installed the internal sign posts, but Kristen Murphy reported they were missing.* Ms. Murphy believes the signs to either be stolen, hidden, or destroyed, and will investigate the matter before replacing them.

2. Treasurer's Report

Virginia Raub was not in attendance and the Treasurer's Report was tabled to the following month.

3. Approval of Minutes: June 8, 2010

Kristen Murphy proposed the following amendment to the June 8, 2010 minutes: that she had received the Conservation Plan, referenced on Page One, Section Two, but had yet to review or distribute it to the rest of the committee members. Sean Lyons moved to approve the minutes as amended, Carlos Guindon seconded: Vote unanimous.

4. Other Business

Peter Richardson announced the Stratham Rivers Management Advisory Commission to meet at the Stratham Town Offices at 6:00 p.m. July 14, to hold a hearing on whether to include the lower Exeter and upper Squamscott in the Rivers Management plan.

5. Next Meeting: Date and Agenda Items

The next Conservation Commission meeting will be held on August 10, with training at 6:00 p.m. and the meeting at 7:00 p.m.

Carlos Guindon proposed a motion to adjourn, Peter Richardson seconded: Chair Robert Aldrich adjourned the meeting at 8:20 p.m.

Respectfully submitted,

Gillian Baresich
Recording Secretary