

Draft Minutes

**Exeter Conservation Commission
And
Exeter Planning Board**

*Site Walk Tax Map 104 Lot 76
110 Linden Street
August 18, 2011 6:30 pm*

Present: ECC--Peter Richardson, Russell Kaphan, Ginny Raub, Kristen Murphy,
Natural Resource Planner
PB—Gwen English, Katherine Woolhouse, Cathy Corson, Sylvia von
Aulock, Town Planner

Guests: Jonathan Ring, Jones and Beech Engineers, Larry Morse, GZA
GeoEnvironmental, Paul McCoy, realtor representing Pendexter
Property Management and Diane Abhrein, abutter

Pendexter Property Management submitted a proposal to the Planning Board seeking approval to subdivide a 10.62 acre parcel at 110 Linden Street (Tax map 204 lot 76) into two single-family residential lots. Due to the new zoning ordinance requiring a Conditional Use Permit (CUP) for impacts to wetland buffers, the applicant filed a CUP application with the Planning Board to permit construction activity for the 600 ft. access road to the rear building site. Because the membership of the Conservation Commission had changed from the earlier years when this proposal initially came before the ECC, the PB wished to have input from the ECC before making a decision and thus suggested a joint site walk with the two Town groups.

Before going onto the property, Mr. Ring oriented the group with a site plan of the proposed subdivision on the 10.62 acre lot: a one acre lot with an existing home to the north and a nine acre (9+) back lot with a three (3+) acre uplands buildable site. He noted the 620 foot access road did pass through wetland buffers. His site plan was a colored rendition denoting the prime wetland, wetlands, the wetland buffers and the 100 year base flood line and was made available to the participants.

Mr. Ring led the group into the woods along a staked path of the proposed route for the 12-foot wide gravel driveway that coincided with the markings on the site plan. Attention was noted to the existing ground conditions, location of proposed culverts at the three (3) wetlands crossings along the driveway and comments on the drainage and erosion protection planned for the access road. Mr. Morse and Mr. Ring addressed questions from the group and clarified construction notes listed on the site plan.

The group did reach the proposed building site and was made familiar with the existing conditions and proposed septic /leach field area.

There being no further questions the group returned back to Linden Street at 7:40pm.

Respectfully submitted,

Ginny Raub
Secretary, Exeter Conservation Commission