



TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.town.exeter.nh.us

PUBLIC NOTICE EXETER CONSERVATION COMMISSION

The Exeter Conservation Commission will meet in the Nowak Room of the Town Office Building, Exeter on **Tuesday, April 8th, 2014 at 7:00 P.M.**

Call to Order:

1. Introduction of Members Present
2. Public Comment

Regular Business:

1. Orienteering Event, June 15th in Oaklands and Henderson Swasey Town Forest (*Deb Humiston*)
2. Felder Kuehl Properties Conservation Easement Amendment to incorporate Tax Map 54 Lot 2, Industrial Rd parcel, with existing Easement on Tax Map 55 Lot 75-1, Epping Rd parcel (*Bob Felder*)
3. Eagle Project Ideas
4. Committee Reports
 - a. Boundary Monitoring
 - b. Trails
 - c. Outreach
5. Approval of Minutes: March 11th, 2014
6. Treasurers Report
7. Expenditure Requests
8. Natural Resources Planner's Report and Correspondence
9. Other Business
10. Next Meeting: Date and Agenda Items

Kristen Murphy for Russell Kaphan, Chair

Exeter Conservation Commission

Posted April 4th, 2014: Exeter Town Office, Exeter Public Library, EXTV and Town Departments.

Exeter Conservation Commission
Event Agreement

*NOTE: This agreement is in addition to permits required by the Town of Exeter.
Contact the Town Office Reception Desk to determine any additional permit needs*

Event Name: Orienteering Event Date: June 15, 2014
Point of Contact: Deb Humiston
603 978 2815
Estimate of Participants: 25?
Event Description: Beginner through advanced orienteering instruction and courses.

Please read, sign and initial below. A copy of the notice of Authorization will be provided to you upon signature by the Conservation Commission and should be in hand on the day of the event.

I, Deborah Humiston agree to comply with the following terms for the above referenced event.

Event related activities do not involve private property, unless authorized in writing by landowner, with such permission provided to the Conservation Commission 2 days prior to the event.

Two (2) days prior to the event, the course conditions will be inspected. If trails are wet, the event will be cancelled or re-routed to avoid wet conditions.

Inspection of trail conditions will be with the Conservation Commission's representative prior to and after the event. Trails will be returned to pre-event conditions within 7 days following the event.

The event will be cancelled if rain occurs after the inspection or on the day of the race

All litter will be removed within 24 hours following the event

A map of the planned route is attached

Trail markings shall be non-permanent

Organizers are responsible for making arrangements for parking at Department of Public Works (if applicable), police and traffic control, and provisions for port-a-potties at their expense.

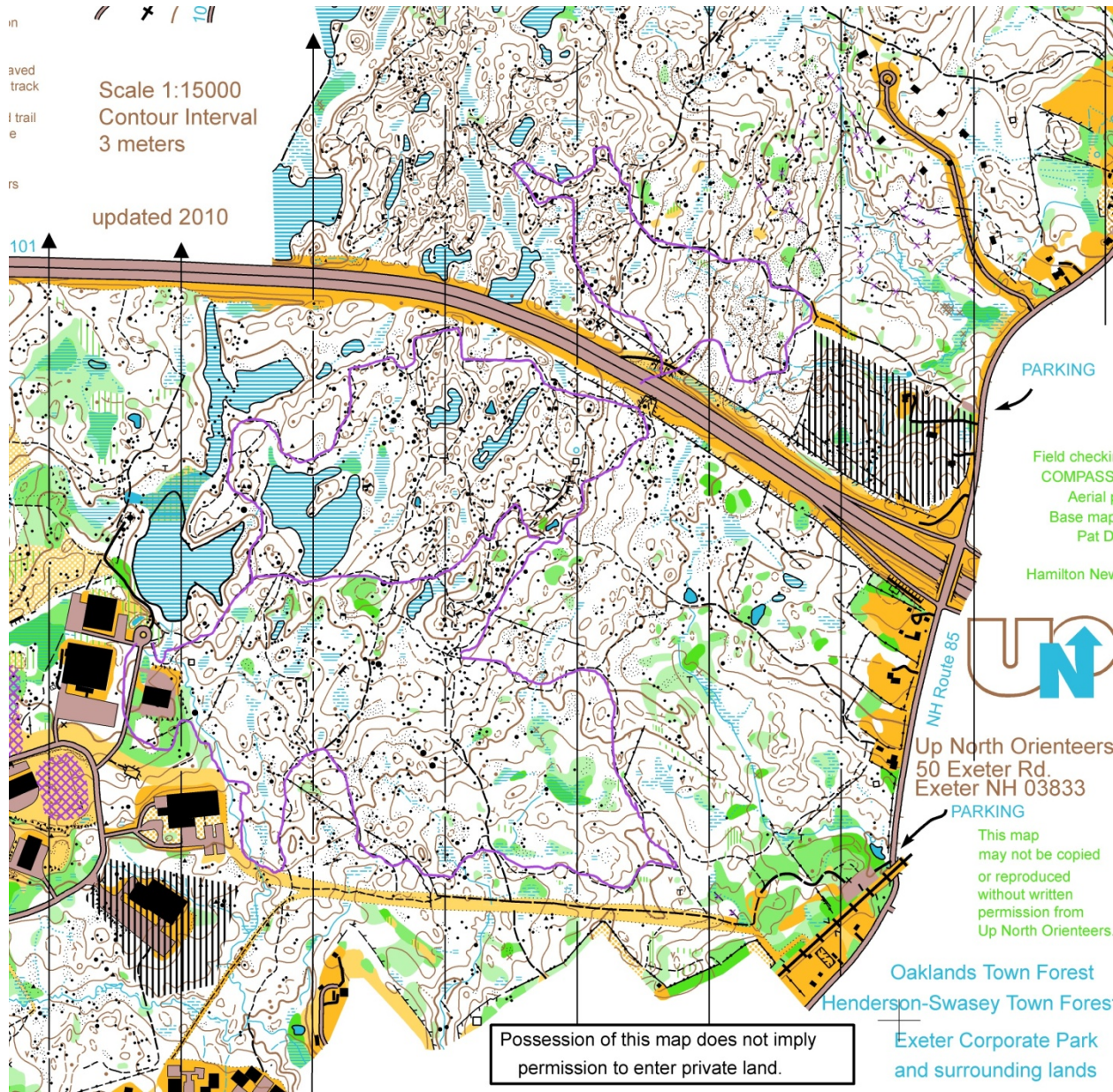
Date/Time of Pre-run Inspection _____ Date/Time of Post-run Inspection _____
Deborah Humiston April 1, 2014

Event Point of Contact

Date

Conservation Commission

Date



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Scale 1:15000
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3 meters

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PARKING

Field checki
COMPASS
Aerial I
Base map
Pat D

Hamilton Nev



Up North Orienteers
50 Exeter Rd.
Exeter NH 03833

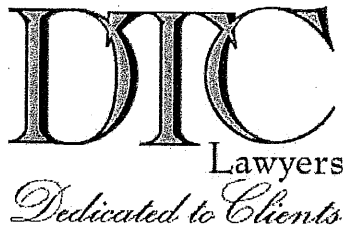
PARKING

This map
may not be copied
or reproduced
without written
permission from
Up North Orienteers

Oaklands Town Forest
Henderson-Swasey Town Fores

Exeter Corporate Park
and surrounding lands

Possession of this map does not imply
permission to enter private land.



MICHAEL J. DONAHUE
CHARLES F. TUCKER
ROBERT D. CIANDELLA
LIZABETH M. MACDONALD
JOHN J. RATIGAN
DENISE A. POULOS
ROBERT M. DEROSIER
CHRISTOPHER L. BOLDT
SHARON CUDDY SOMERS
DOUGLAS M. MANSFIELD
KATHERINE B. MILLER
CHRISTOPHER T. HILSON
JESSICA L. ECKER
JUSTIN L. PASAY
ERIC A. MAHER
PATRICK O. COLLINS

OF COUNSEL
NICHOLAS R. AESCHLIMAN

RETIRED
ROBERT B. DONOVAN

ROBERT A. BATTLES
(1951-2010)

March 20, 2014

Barbara McEvoy
Exeter Planning Department
10 Front Street
Exeter, NH 03833

Re: Felder Kuehl Properties, LLC
Tax Map 55, Lot 75-1 and Tax Map 54, Lot 2

Dear Barb:

In accordance with our telephone discussion, enclosed please find the following documents relative to the above:

1. Deed from Felkon, Inc. to Felder Kuehl Properties, LLC for Tax Map 54, Lot 2;
2. Voluntary Lot Merger Form incorporating Map 54, Lot 2 into Map 55, Lot 75-1;
3. Amendment to Conservation Easement to add the land area of Map 54, Lot 2 to the Conservation Easement Area;
4. Conservation Easement Plan depicting the new conservation easement area.

I understand that these documents can be handled administratively so that no notice or Board meetings are required. If you have any questions do not hesitate to contact me.

Very truly yours,
DONAHUE, TUCKER & CIANDELLA, PLLC

Stephanie A. Guy
Paralegal

cc: W. Robert Felder
Sylvia von Aulock, Town Planner
Kristen Murphy, Natural Resource Coordinator
S:\FA-FL\Felder Kuehl Properties, LLC\Residential Redesign 2013\mcevoy letter 032014.docx

DONAHUE, TUCKER & CIANDELLA, PLLC

Exeter Office: 225 Water Street, P.O. Box 630, Exeter, NH 03833, 603-778-0686
Portsmouth Office: 111 Maplewood Avenue, Suite D, Portsmouth, NH 03801, 603-766-1686
Meredith Office: 56 NH Route 25, P.O. Box 214, Meredith, NH 03253, 603-279-4158

www.dtclawyers.com

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **FELKON, INC.**, a New Hampshire corporation, with an address of PO Box 689, Bristol, New Hampshire 03222, for consideration paid, grants to **FELDER KUEHL PROPERTIES, LLC**, a New Hampshire limited liability company, with an address of PO Box 689, Bristol, New Hampshire 03222, with **WARRANTY COVENANTS**, the following described premises:

A certain tract or parcel of land situate on Industrial Drive in the Town of Exeter, County of Rockingham and State of New Hampshire depicted as "Proposed Lot 2" on a plan of land entitled "Lot Consolidation and Lot Line Adjustment between Felkon, Inc. and Felder Kuehl Properties, LLC, Tax Map 54, Lot 2; Tax Map 55, Lots 75 and 76 & Tax Map 63, Lots 100 and 101, Route 27 & Industrial Drive, Exeter, New Hampshire" prepared by Doucet Survey, Inc. dated May 19, 2005 and recorded at the Rockingham County Registry of Deeds as Plan #D-34048; said parcel is more particularly bounded and described as follows:

Beginning at a 3/4" rebar at the southerly sideline of Industrial Drive at the northeasterly corner of land now or formerly of 103 Epping Road, LLC being the northwesterly corner of the within described premises as shown on said Plan; thence running along said Industrial Drive on a curve to the right with a radius of 707.02 feet and an arc length of 191.98 feet to a 5/8" rebar; thence continuing along said Industrial Drive N70°19'19"E a distance of 100.51 feet to a 5/8" rebar; thence continuing still along said Industrial Drive on a curve to the left with a radius of 757.02 feet and an arc length of 165.32 feet to a 3/4" rebar at land now or formerly of RKW, LLC as shown on said Plan; thence turning and running along said RKW land S13°51'45"E a distance of 590.11 feet to a 1" iron pipe at "Remaining Land" as shown on said Plan; thence turning and

running along said Remaining Land S68°03'10"W a distance of 206.57 feet to a 5/8" rebar at land now or formerly of John & Gail Perkins as shown on said Plan; thence turning and running N38°30'04"W a distance of 582.52 feet to the 3/4" rebar at the point of beginning.

Said parcel containing 190,821 sq. ft. (4.381 acres), more or less, according to said Plan.

Together with the right and easement to use the road abutting the property including but not limited to an easement granted by Karl and Hazel Tuttle dated June 11, 1975 recorded in said Registry in Book 2238, Page 1021.

Subject to the following matters of record as they may affect the Premises:

1. Protective covenants attached as Exhibit A to the deed of Exeter Development Commission to Chelsea Industries, Inc. dated June 17, 1975, recorded in the Rockingham County Registry of Deeds at Book 2238, Page 1589 as amended at Book 2928, Page 0269 and as to certain conditions waived at Book 2754, Page 2451.

2. Agreement dated June 17, 1975 between Exeter Development Commission and Chelsea Industries, Inc. recorded in said Registry at Book 2238, Page 1597.

3. Easement of Lorenzo Nealy to New England Telephone and Telegraph Company dated July 26, 1917, recorded in Rockingham County Registry of Deeds at Book 713, Page 458.

4. Easement of Alfred J. Eno to New England Telephone and Telegraph Company dated July 31, 1941, recorded in said Registry at Book 992, Page 161.

5. Easement of Grace H. Garland and James H. Garland to New England Telephone and Telegraph dated July 30, 1941, recorded in said Registry at Book 992, Page 168.

6. Right of way agreement for gas transmission line by Robert H. Betty to Allied New Hampshire Gas Company dated October 10, 1955, recorded in Rockingham County Registry of Deeds at Book 1374, Page 1021.

And with the benefit of an Easement from Karl and Hazel Tuttle to Exeter Development Commission dated June 11, 1975 and

recorded in Rockingham County Registry of Deeds at Book 2238, Page 1021.

Meaning and intending to describe and convey the remaining land conveyed in deed from CKT & Associates to Felkon, Inc. dated December 19, 2003 and recorded at Book 4211, Page 0507. See previous deed of Felkon, Inc. to Felder Kuehl Properties, LLC dated August 27, 2006 and recorded at Book 4715, Page 1575.

This is not homestead property.

EXECUTED this _____ day of _____, 2014.

FELKON, INC.

Witness

W. Robert Felder, President

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss.

On this _____ day of _____, 2014, before me, personally appeared W. Robert Felder, duly authorized President of Felkon, Inc., known to me, or proven to me through satisfactory evidence of identification, to be the individual whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

Notary Public/Justice of the Peace
Printed Name: _____
My Commission expires: _____

TOWN OF EXETER, N.H.

VOLUNTARY LOT MERGER FORM

(Applicant must file two originals; please type or print legibly in black ink)
Applicant is responsible for Registry of Deeds Fee(s)

As provided for in RSA 674:39-a, the undersigned applicant requests that the Town of Exeter, New Hampshire, hereby merge the following contiguous parcels of land for the purposes of land assessment and recognized for regulatory purposes as a single tract or parcel of land:

Name of record owner(s) (must be identical for all lots consolidated):

Felder Kuehl Properties, LLC

Mailing address of owner(s): PO Box 689, Bristol, NH 03222

The following existing parcels are to be consolidated into a single parcel:

Table with 5 columns: Map #, Lot #, Street Address, Deed Reference Book, Deed Reference Page. Contains two rows of parcel data with deed references.

(Attach additional sheet if necessary)

It is a condition of this application that each of the above parcels shall (i) not be subject to separate liens or mortgages, or (ii) any such liens apply equally to all parcels merged. In addition, all real estate taxes on all parcels shall be current. By signing below, legal counsel for the owner(s) certifies as to the facts of either (i) or (ii) above.

Date: _____

Signature of Legal Counsel to Applicant

Printed Name of Legal Counsel to Applicant

By signing below, the applicant agrees that (i) this request is subject to approval of the Planning Board* to assure such merger does not create a violation of the current zoning ordinance or subdivision regulations, (ii) that upon approval, this agreement shall be recorded in the Rockingham County Registry of Deeds, and (iii) subsequent to the approval of this agreement, the owner(s) shall not separately convey or encumber any of the previously existing parcels. Any attempt to separately convey any parcel or part of a parcel submitted hereunder shall require subdivision approval from the Exeter Planning Board.

Dated this _____ day of _____, 20____.
FELDER KUEHL PROPERTIES, LLC

Owner's signature (s) _____
W. Robert Felder, Manager

Print Name(s): _____

(For municipal use only)

By signing below, the application has been reviewed by the Exeter Planning Board* and the lot merger shall not result in a violation of the current zoning ordinance or subdivision regulations.

Date: _____
Planning Board Chairperson

This request has been reviewed by the Exeter Tax Assessor, who has assigned the following tax map and lot number to the resulting parcel: Map #: _____ Lot #: _____

Date: _____
Tax Assessor/designee

One original to be retained in the Tax Assessor's and Planning Department files. One original shall be forwarded to the Rockingham County Registry of Deeds for recording upon approval. The Recorded Copy will be returned to the Owner(s).

*Or the Building Inspector, to whom the Planning Board could delegate this responsibility.

AMENDMENT TO CONSERVATION EASEMENT DEED

Now come **FELDER KUEHL PROPERTIES, LLC**, a New Hampshire limited liability company, with a principal place of business and mailing address of PO Box 689, Bristol, New Hampshire 03222 (hereinafter "FKP") and the **TOWN OF EXETER BY AND THROUGH ITS CONSERVATION COMMISSION**, with an address of 10 Front Street, Exeter, New Hampshire 03833 (hereinafter "Town") and for the mutual consideration exchanged by the parties hereby agree as follows:

WHEREAS, FKP and the Town are parties to a certain Conservation Easement Deed recorded at the Rockingham County Registry of Deeds on November 19, 2009 at Book 5068, Page 0053 (the "Easement"); and

WHEREAS, pursuant to certain approvals granted by the Town of Exeter Zoning Board of Adjustment and Planning Board, upon the recommendation of the Exeter Conservation Commission, FKP wishes to submit additional adjoining property, consisting of 4.381 acres, to the Easement:

Now therefore, the parties do hereby state as follows:

1. That Paragraph 1.B shall be deleted in its entirety and replaced with the following:

"B. The portion of the property subject to the conservation easement shall not be subdivided into building lots, but may be used in calculating residential density for purposes of zoning compliance for FKP's Multi Family Open Space Residential Development, known as "The Meeting Place" shown on the site plans for the project entitled "Amended Overall Site Layout Plan, Open Space Residential Site Plan "The Meeting Place", Felder/Kuehl Properties, LLC, Route 27, Epping Road, Exeter, New Hampshire" dated February 28, 2013 prepared by Civilworks, Inc. (hereinafter the "Site Plan" and may be included as "Common Land" or "Open Space Land" for that

Development as approved by the Town of Exeter Planning Board, including any subsequent amendments thereto. It shall not however be used in any density calculation for additional housing development or units that are currently not shown on the Site Plan. Any utilization of this easement area shall require full conformance to the Town's ordinances and regulations."

2. That Paragraph 1.H shall be deleted in its entirety and replaced with the following:

"H. Grantor, its heirs, successors and assigns, including any Condominium Association(s) under whose jurisdiction the Conservation Easement Area would fall by virtue of its being Common Area, shall maintain the Conservation Easement Area at its expense in a manner consistent with the foregoing conservation purposes."

3. That Paragraph 2.E shall be deleted in its entirety and replaced with the following:

"E. Grantor, its heirs, successors and assigns, shall maintain the trail network, viewing stands, any picnic area and any gravel parking areas which it constructs within the Easement Area, which shall be open to the public without charge."

4. That "Appendix A" shall be deleted in its entirety and replaced with the attached "Appendix A"

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals, this ___ day of _____, 2014.

FELDER KUEHL PROPERTIES, LLC

Witness

By: _____
W. Robert Felder, Manager
Duly authorized

EXETER CONSERVATION
COMMISSION

Witness

By: _____
, Chairman
Duly authorized

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss.

On this ____ day of _____, 2014, before me, personally appeared W. Robert Felder, Manager, duly authorized Manager of Felder Kuehl Properties, LLC, known to me, or proven to me through satisfactory evidence of identification, to be the individual whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained on behalf of the limited liability company.

Notary Public/Justice of the Peace
Printed Name: _____
My Commission expires: _____

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss.

On this ____ day of _____, 2014, before me, personally appeared _____, duly authorized Chairman of the Town of Exeter Conservation Commission known to me, or proven to me through satisfactory evidence of identification, to be the individual whose name is subscribed to the foregoing instrument, and acknowledged that he/she executed the same for the purposes therein contained.

Notary Public/Justice of the Peace
Printed Name: _____
My Commission expires: _____

APPENDIX A

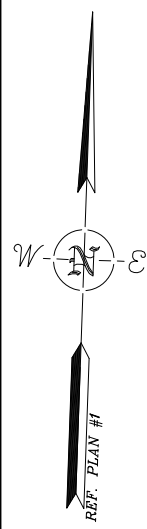
A certain tract or parcel of land shown as "Conservation Easement on a plan of land entitled "Conservation Easement Plan, The Meeting Place in Exeter Condominium, Tax Map 54, Lot 2 & Tax Map 55, Lot 75-1 for Felder Kuehl Properties, LLC, Route 27 (Epping Road) & Industrial Drive, Exeter, New Hampshire" prepared by Doucet Survey, Inc. dated March 19, 2014 with revision #1 dated 4/3/14 and recorded at the Rockingham County Registry of Deeds as Plan #D-_____ (hereinafter "Plan"); said parcel is more particularly bounded and described as follows:

Beginning at a rebar at the southeasterly sideline of Industrial Drive at the northeasterly corner of land now or formerly of 103 Epping Road, LLC being the northwesterly corner of Map 54, Lot 2 as shown on said Plan; thence running along said Industrial Drive on a curve to the right with a radius of 707.02 feet and an arc length of 191.98 feet to a rebar; thence running still along said Industrial Drive N70°19'18"E, 100.51 feet to a rebar; thence running still along said Industrial Drive on a curve to the left with a radius of 757.02 feet and an arc length of 165.32 feet to a rebar at land now or formerly of Sig Sauer, Inc. as shown on said Plan; thence turning and running the following four (4) courses and distances along said Sig Sauer land: S13°51'45"E, 590.11 feet; N67°13'44"E, 573.23 feet; S50°56'47"E, 60.63 feet; S77°31'05"E, 318.41 feet to a rebar at land now of formerly of Norris Brook Condo Assoc. as shown on said Plan; thence turning and running along said Norris Brook land the following three (3) courses and distances: S11°44'35"W, 455.77 feet; S05°45'48"W, 26.88 feet; S83°45'59"W, 274.65 feet to a drill hole in a stone wall at land now or formerly of Oaklands Condo Assoc. as shown on said Plan; thence running along said Oaklands land and said stone wall the following three (3) courses and distances: S67°27'32"W, 172.90 feet; S67°43'52"W, 198.43 feet; S67°07'41"W, 201.12 feet to a drill hole in said stone wall; thence turning and running still along said Oaklands land S06°31'27"W, 206.09 feet to an iron rod; thence turning and running still along said Oakland land S67°14'23"W, 361.90 feet to a rebar at Tax Map 55, Lot 75 as shown on said Plan; thence turning and running along said Map 55, Lot 75 N04°49'52"E, 27.21 feet to a rebar; thence continuing along said Map 55, Lot 75 on a curve to the left with a radius of 999.30 feet and an arc length of 300.09 feet to a rebar as shown on said Plan; thence turning and running the following nine (9) courses and distances: S89°57'22"E, 258.28 feet; N68°12'55"E, 115.42 feet; N67°07'31"E, 200.28 feet; N67°43'50"E, 198.65 feet; N67°27'32"E, 176.54 feet; N06°52'11"W, 106.28 feet; N09°45'43"W, 117.00 feet; N15°39'59"W, 211.98 feet; S67°19'10"W, 588.79 feet to a drill hole and land now or formerly of the Town

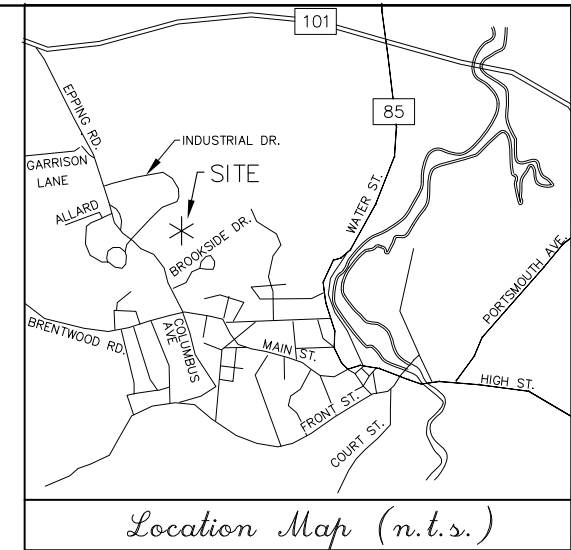
of Exeter as shown on said Plan; thence turning and running N38°30'04"W a distance of 695.46 feet to the rebar at the point of beginning.

Said parcel containing 564,301 sq. ft. (12.955 acres), more or less, according to said Plan.

For title reference see deeds recorded at Book 4372, Page 2677, Book 4363, Page 1252 and Book _____, Page _____.

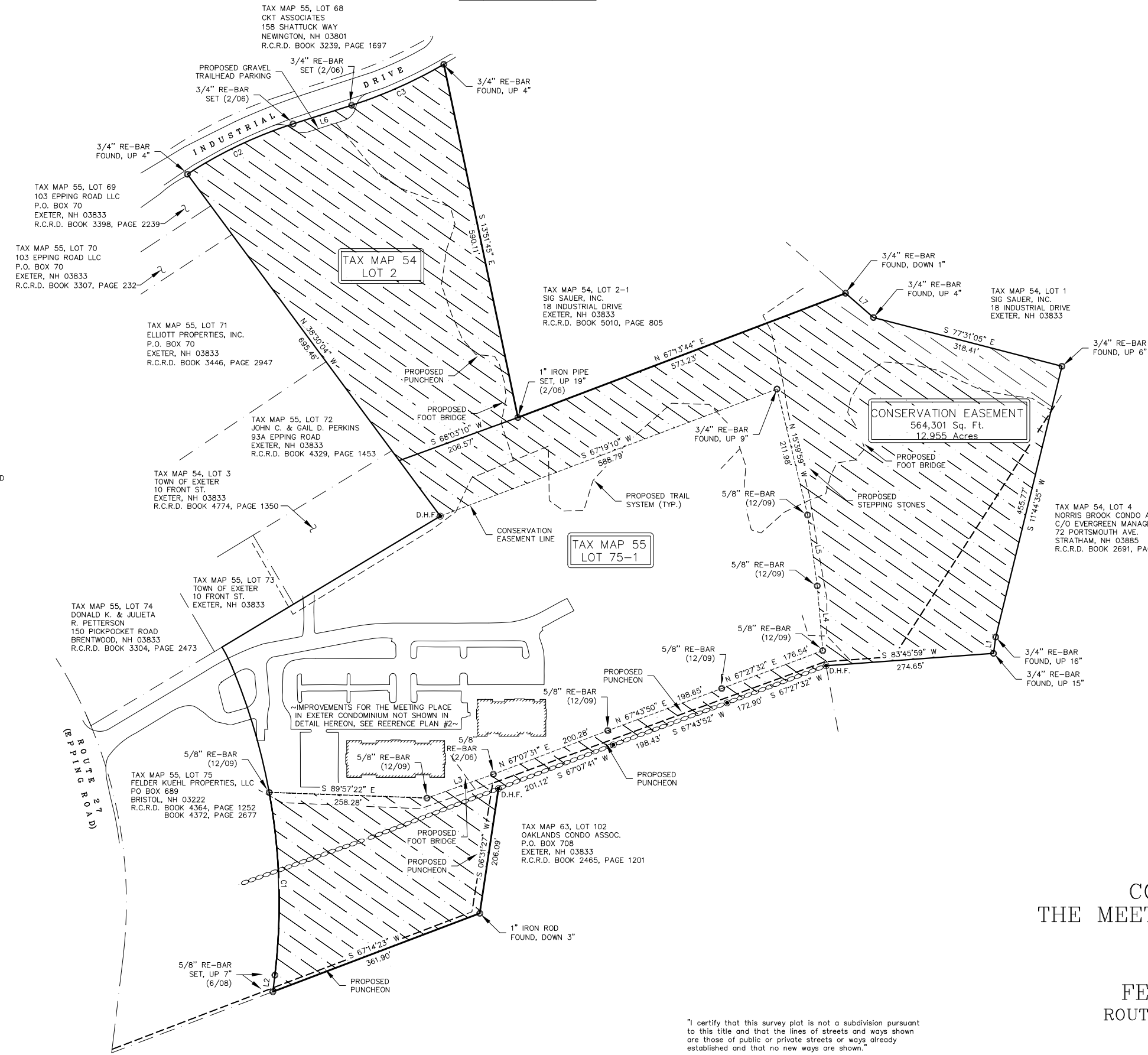


LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	S 05°45'48" W	26.88'	C1	999.30'	300.09'	298.96'	N 03°46'18" W	17°12'21"
L2	N 04°49'52" E	27.21'	C2	707.02'	191.98'	191.39'	N 62°32'34" E	15°33'28"
L3	N 68°12'55" E	115.42'	C3	757.02'	165.32'	164.99'	N 64°03'56" E	12°30'45"
L4	N 06°52'11" W	106.28'						
L5	N 09°45'43" W	117.00'						
L6	N 70°19'18" E	100.51'						
L7	S 50°56'47" E	60.63'						



LEGEND

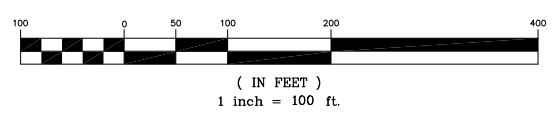
○	IRON PIPE/ROD FOUND OR SET AS NOTED
●	DRILL HOLE SET UNLESS OTHERWISE NOTED
—	PROPERTY LINES
- - -	APPROX. ABUTTERS LOT LINE
- · - · -	EASEMENT LINE
⊖ ⊖ ⊖ ⊖ ⊖	STONE WALL
- · - · - · - · -	PROPOSED TRAIL SYSTEM
▨	CONSERVATION EASEMENT AREA



- NOTES:**
- REFERENCE: TAX MAP 54 LOT 2 AND TAX MAP 55, LOT 75-1
 - TOTAL CONSERVATION EASEMENT AREA: 564,301 SQ. FT. OR 12.955 AC.
 - OWNERS OF RECORD: FELDER KUEHL PROPERTIES, LLC
PO BOX 689
BRISTOL, NH 03222
R.C.R.D. BOOK 4364 PAGE 1252
R.C.R.D. BOOK 4372 PAGE 2677
 - REFERENCE IS HEREBY MADE TO THE DECLARATION OF CONDOMINIUM (SEE R.C.R.D. BOOK 5068 PAGE 103) AND AMENDMENT THERETO (SEE R.C.R.D. BOOK 5275 PAGE 2309).
- REFERENCE PLANS:
- "SUBDIVISION PLAN CKT & ASSOCIATES EXETER, NH" REVISED DECEMBER 11, 1998 BY HOLDEN ENGINEERING & SURVEYING, INC. R.C.R.D. PLAN #D-26858.
 - NUMEROUS PLANS PREPARED BY DOUCET SURVEY, INC., SEE R.C.R.D. PLAN #'s D-34048, D-33893, D-34533, D-36171, D-36172, D-36173, D-36680, D-37071, & D-37588.

CONSERVATION EASEMENT PLAN
THE MEETING PLACE IN EXETER CONDOMINIUM
TAX MAP 54, LOT 2 &
TAX MAP 55, LOT 75-1
FOR
FELDER KUEHL PROPERTIES, LLC
ROUTE 27 (EPPING ROAD) & INDUSTRIAL DRIVE
EXETER, NEW HAMPSHIRE

NO.	DATE	DESCRIPTION	BY
1	4/3/14	ADD TRAIL SYSTEM	SVM



I certify that this survey plot is not a subdivision pursuant to this title and that the lines of streets and ways shown are those of public or private streets or ways already established and that no new ways are shown.

L.L.S. #824
DATE

The certifications shown hereon are intended to meet registry of deed requirements and are not a certification to title or ownership of property shown. Owners of adjoining properties are according to current town assessors records.

DRAWN BY:	SVM	DATE:	MARCH 19, 2014
CHECKED BY:	WJD	DRAWING NO.:	2024Q
JOB NO.:	2024	SHEET	1 OF 1



Monitoring Procedure for Conservation Properties

The Exeter Conservation Commission has multiple properties for which they hold a conservation easement. There are also properties which the Town owns with conservation restrictions for which the Commission has the responsibility to monitor.

Both types of properties need to be monitored on a regular basis. Volunteer Monitors are stewards of the Commission. Ideally, a stewardship program is a partnership between landowners and the local community through the Conservation Commission working together to preserve the conservation values protected by the original conservation easement or property deed. It is important to note that the original agreement would restrict a properties further development, but may allow the landowner to continue to pursue various activities such As forestry, farming, recreation and other non-development uses. These conditions would be specifically stated in the original conservation agreement.

Monitoring Procedures

Ideally, active properties, such as the Town Forests, Raynes Farm etc. should be monitored yearly. If you accept the responsibility for a specific property, it would best if you kept that property and monitor it regularly as it becomes easier the more familiar you become with the property. Here are some suggestions for your property.

Pre-visit:

1. Begin by contacting Kristin and obtain from her the baseline information for the property. That should include a map of the property and a copy of the important sections of the conservation agreement. She will go over any specific limitations and reserved rights that the landowner might have, permission to lumber or farm part of the property, where if anywhere, that public access is allowed etc. She can also inform you of any previous monitoring reports, correspondence or calls that she might have received from the landowner in the past.
2. If there is a landowner (other than the Town) it is important that we coordinate with them prior to the visit. Please work with Kristen so that she can call about two weeks ahead and explain your mission with some specific dates that you will be on the property. We typically invite the owner to come along with you.
3. Feel free to include Kristen on your visit (or another member of the Commission) to accompany you, particularly for an initial visit.
4. Familiarize yourself as much as possible with the particular conditions of the easement; where buildings might be, were certain permitted activities might take place and specific physical characteristics that you should look for such as ponds, trails etc.

Monitoring visit:

1. Take with you:
 - a) Map of the property, and any information from Kristen that might help you.
 - b) Hand compass
 - c) Clipboard and/or notebook to record your observations
 - d) Orange or bright colored vest, particularly in the fall
 - e) Other items you might want to consider: Digital camera, flagging, conservation discs – hammer and aluminum nails, first aid kit, water bottle, long pants, boots.
2. Plan your route. Include parts of the property that make the land significant, places mentioned in the Limitations or Reserved Rights of the deed, important boundary markings and places where easement violations are most likely to occur.
3. Record your observations on the monitoring report. Take photos if appropriate. Note on the map where you made the observations or took the photos. If taking photos, try to include something such as a clipboard, a jacket or something to show size. Also, try to include some natural object to help locate the item being photographed. You might indicate the direction in which you are shooting (e.g. looking to the east along the southern boundary from the corner marker.)
4. If you are with the landowner, discuss his/her use of the land – current or anticipated, perhaps significant historical facts about the land etc. Include his/her comments in the report, with permission. Ask if there are any particular features he/she would like to show you.
5. As soon after the visit as possible, while ideas are still fresh in your mind, complete the monitoring form. Include all your observations. In addition to items mentioned above, include wildlife, or signs of wildlife, any invasives observed and anything else you feel would be informative to the next monitor, if it is not you.
6. Return the information provided by Kristen and your report to Kristen within a week of your visit.

Draft Minutes

Exeter Conservation Commission

March 18, 2014

Call Meeting to Order

1. Intro: Peter Richardson called the meeting to order at 7:00 pm in the Nowak Room of the Exeter Town Offices building. Other members present were Mike Field, Cynthia Field, Virginia Raub, Bill Campbell, Allison Eberhardt, Kristen Murphy – Exeter Natural Resource Planner, and Don Clement – BOS rep. Chairman Russell Kaphan was absent.

2. Public Comment

No public comment.

Regular Business

1. Riverwoods – New at 20 – Minimum Impact Expedited Dredge and Fill Wetland Application for 1,127 sf of impact to accommodate the installation of a rain garden at an existing drainage ditch (Map 97, Lot 23)

Jeff Clifford, from Atlas Engineering, spoke about this new project at Riverwoods. He introduced Kathleen Lefave, Director of Residential Services, and Charles Kelsey from Riverwoods. He passed out the application which he hoped to have signed that night.

Ms. Lefave talked about the new projects at Riverwoods. She said Riverwoods opened in 1994. Their 20th anniversary in August is what prompted some updates.

Mr. Clifford said one improvement will be the outside area near the entrance. This will impact the manmade wetlands. The improvement will consist of a rain garden. They need a permit from the NH DES to impact the area. He provided multiple maps of different angles of the area. He went on to talk about how the hybrid wetland will be constructed. They will be putting a perforated pipe in that will let water out into stone underneath, which will leave the storm water well oxygenated. The rain garden will filter the water. This project will enhance the esthetics of the area. The project will impact 1200 square feet of the wetlands.

Overall, Mr. Clifford said this will make for a very attractive entrance to Riverwoods. He said they have good employees to upkeep the area. The drainage improvements will decrease frost heaves at Riverwoods. It will improve roadways. He said he was there to get the Conservation Commission's endorsement of the rain garden.

Mr. Clement asked the approximate dimensions of the hybrid rain garden. Mr. Clifford said the bottom of the rain garden is about 1000 square feet. The large portion of the planted part is about 1800 square feet. He went on to explain where the rain water comes from, saying it is mostly from the roof tops.

Mr. Campbell asked what happens in a downpour. Mr. Clifford said the pipe is the same size as the current pipe (18 inches).

A Motion was made by Mr. Campbell and seconded by Ms. Eberhardt to approve this Expedited Minimum Impact primitive application. Motion carried – all in favor with one abstention from Mr. Richardson.

2. Committee Reports (trails, boundary monitoring, outreach, etc)

Trails - Nothing to report.

Boundary Monitoring – Kristen Murphy said at the last meeting they talked about coming up with a list of priorities for the upcoming year. She gave a list of properties which would be good for the Commission to help out with monitoring. The list divides the properties into which region of town they are in. She said if anyone wants to volunteer to help with the monitoring in an area that would be great. She said if you chose an area to monitor you will monitor it each time it is needed because you will be familiar with the area. Mr. Campbell asked if they could have instructions as to how to go about this by the next meeting and Ms. Murphy said she would provide that. She said basically you walk the property, look at the deed, and write a report, of which she has a form for.

Outreach – Ms. Murphy said the Raynes Farm Snowshoe that was scheduled was cancelled. She asked if anyone was interested in rescheduling it. Also, she said the Woodcock Walk will be at sunset. She said if they abandon the show shoe then there are other options (Woodcock Walk) to do at Raynes Farm. The Woodcock Walk will happen sometime between the end of April-beginning of May. She said it will be scheduled for a Saturday. Ms. Raub suggested posting it to Facebook so people know about it.

Ms. Murphy also talked about in the past they have worked with Phillips Exeter kids on Earth Day events. She asked everyone to think about what they could do this year. She said if they want to do this again they have to decide soon.

Also, she said National Trails Day is the first Saturday in June. Late April is registration and they need to start thinking about that as well.

3. Approval of Minutes: February 11, 2014

A Motion was made by Mr. Campbell and seconded by Ms. Raub to approve the minutes of the February 11, 2014 Conservation Commission. Motion carried – all in favor with one abstention from Ms. Eberhardt.

4. Natural Resource Planner's Report and Correspondence

a) Expenditure Requests – Ms. Murphy submitted a couple requests for funding. The first was from Peter Waltz and the Arbor Day Tree Program. For this program, Mr. Waltz goes to 4th grade classrooms, talks about trees, and gives them each a seed to plant. He is seeking \$230 for this for supplies and such, and Ms. Murphy suggested bumping it up to \$250 to make sure he had enough. She also said if anyone is interested in helping out to tell her. A Motion was made by Mr. Clement and seconded by Mr. Campbell to expend up to \$250 for the Arbor Day Tree Program. Motion carried – all in favor.

The second request was for membership dues for the New Hampshire Association of Conservation Commission in the amount of \$520. A Motion was made by Mr. Clement and seconded by Ms. Field to approve the \$520 for annual dues to NHACC. Motion carried – all in favor.

Ms. Murphy said the third request was reimbursement to herself in the amount of \$69.95 for a class she attended. So moved by Mr. Clement, seconded by Ms. Field. Motion carried – all in favor.

Ms. Murphy said the Saving Special Places conference is coming up. If they register before March 28 it is \$60/pp, and after March 28 it is \$75/pp. The conference is April 5 in Laconia. Ms. Raub asked if they should allocate up to a certain amount for the conference. Mr. Clement said if someone really wants to go they should let Ms. Murphy know and then, he suggested, they will vote on money after they know how many people will attend, rather than try to allocate a certain amount of money tonight.

b) Upcoming Events/Workshops

Mr. Clement said the Climate Adaptation Group is a great group. He has gone to some sessions and recommends going.

The Watershed Conference is March 21, but registration is full.

Ms. Murphy talked about some events which are on the google calendar she makes available. She said you can go to the google calendar and click links for events. She said she will give instructions on how to access that.

Ms. Murphy said the Raynes Farm roof was not approved at the polls, but there is money in the budget to repair the roof. She talked about a grant, and said letters of approval would be helpful to give with the grant application. Mr. Richardson asked if anyone would want to volunteer to read the draft before it is submitted, of which a few volunteered. Ms. Raub asked when they would be able to go out to bid and get the roof started. Ms. Murphy said hopefully in late April.

Ms. Murphy said the Elliott property was also on the warrant. Voters voted in favor of acquiring the property. She talked about the process of acquiring it. She said now the committee needs to recommend to the BOS to move forward with acquiring the property. A Motion was made by Mr. Campbell and seconded by Ms. Raub to recommend to the BOS to purchase the Elliott property. Motion carried – all in favor.

5. Other Business

Ms. Murphy talked about the Stewardship Network which is a program that based on getting volunteers for certain projects and events. There is currently a garlic mustard pulling project. It is an invasive plant and the town needs help pulling it. She said this is just one example of how to get volunteers for such events.

6. Next Meeting: Date and Agenda Items

The next meeting will be April 8, 2014.

A Motion was made by Mr. Campbell and seconded by Ms. Raub to adjourn the meeting at 8:17 pm. Motion carried – all in favor.

Respectively submitted,

Nicole McCormack
Recording Secretary