



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

PUBLIC NOTICE EXETER CONSERVATION COMMISSION

The Exeter Conservation Commission will meet in the Nowak Room of the Town Office Building, Exeter on **Tuesday, June 9th, 2015 at 7:00 P.M.**

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items

1. June 27th Trail Race Request – *Sarah Sallade*
2. Felder Kuehl Properties Request for Reconfiguration of Trail Network and Parking
85 Epping Road Tax Map-Lot: 55-75 – *Robert Felder*
3. After the Fact – Minimum Impact Expedited Wetland Permit – Unutil Valve Station – 62 Epping Road, Exeter. Tax Map-Lot: 63-9 – *Sarah Benoit, AMEC for Unutil*
4. Committee Reports
 - a. Trails
 - b. Outreach
 - c. Property Monitoring
5. Treasurers Report
6. Approval of Minutes: May 12th, 2015
7. Natural Resources Planner's Report and Correspondence
8. Other Business
9. Next Meeting: Date and Agenda Items

Jay Gregoire, Chair

Exeter Conservation Commission

Posted June 5th, 2015 Exeter Town Office, Exeter Public Library, and Town Departments.

Exeter Conservation Commission

Event Agreement

NOTE: This agreement is in addition to permits required by the Town of Exeter.

Event Name: *Exeter Trail Race* Event Date: *Saturday 27, 2015*

Point of Contact: *Sarah Sallade 603 568 2505 sarah.silverberg@gmail.com*

Ri Fahnestock 603 866 1268 gobolder@gmail.com

Estimate of Participants: *150*

Event Description: *Trail race for people of all ages and abilities. Held in Henderson-Swasey Forest, starting at the unofficial entrance at the end of Commerce Way, making a figure 2 loops, 4.5miles and 10miles (crosses into Oaklands). The race has run since 2008, so it now draws people from around New England. We have ongoing permission with S.Heal, Brian Richard, Thomas Chamberlin, Judith & Lews Deene, Oaklands Forest Ridge HOA, Jeff Frame, Jonathan Shafmaster, and the Town of Exeter to use their property as part of the race and always have our COIs on hand during the race.*

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, *Sarah Sallade* agree to comply with the following terms for the above referenced event.

- SS 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.
- SS 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.
- SS The event will be cancelled if rain occurs after the inspection or on the day of the race
- SS All litter will be removed within 24 hours following the event
- SS 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.
- SS A map of the planned route is attached
- SS Trail markings shall be non-permanent
- SS 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

Date/Time of

Pre-run Inspection _____

Post-run Inspection _____



5/30/15 _____

Event Point of Contact

Date

Conservation Commission

Date

OAKLANDS TRAIL NETWORK

This area is protected as a result of donations and easements granted by several generous individuals and has been set aside for conservation and recreation purposes. The parcels are managed by the Exeter Conservation Commission with the support of many dedicated volunteers.

Non-motorized activities including hiking, biking, skiing and snowshoeing allow for year-round enjoyment on established trails. Temporary closures may occur during very muddy or wet conditions. Closures will be posted at entrance kiosks and the Town of Exeter website.




Dogs are welcome but must be leashed and cleaned up after.














Hunting in season within the Oaklands Town Forest is permitted unless otherwise posted.

In accordance with Town Ordinances the following uses are not permitted
 --motorized vehicles
 --horseback riding

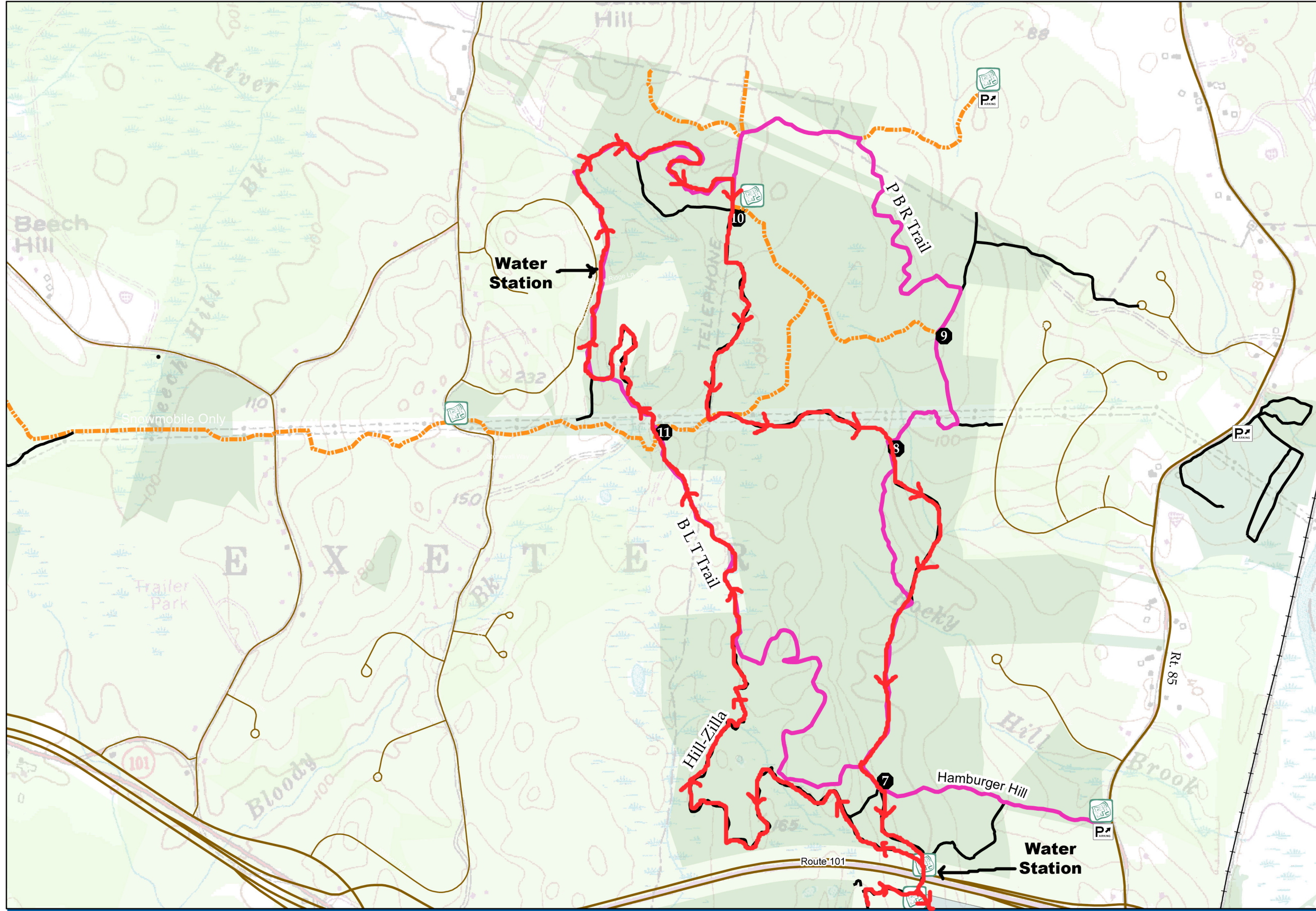
Please respect this land for the benefit of all users.

Report any misuse to the Town of Exeter at (603) 778-0591

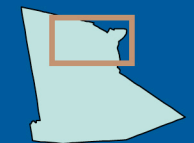
-  Red Loop (5.1 Miles)
-  Snowmobile Trail (6.1 Miles)
-  Additional Trails

- | | | | |
|---|---------------|---|----------------------|
|  | Map Locations |  | Private Property |
|  | Trail Posts |  | Parcel Lines |
|  | End of Access |  | Other towns |
|  | Kiosk |  | Local Roads |
|  | Parking |  | State Roads |
|  | Exeter |  | Railroad |
| | |  | Non Maintained Roads |

Legend



Trail Network
Town of Exeter, NH

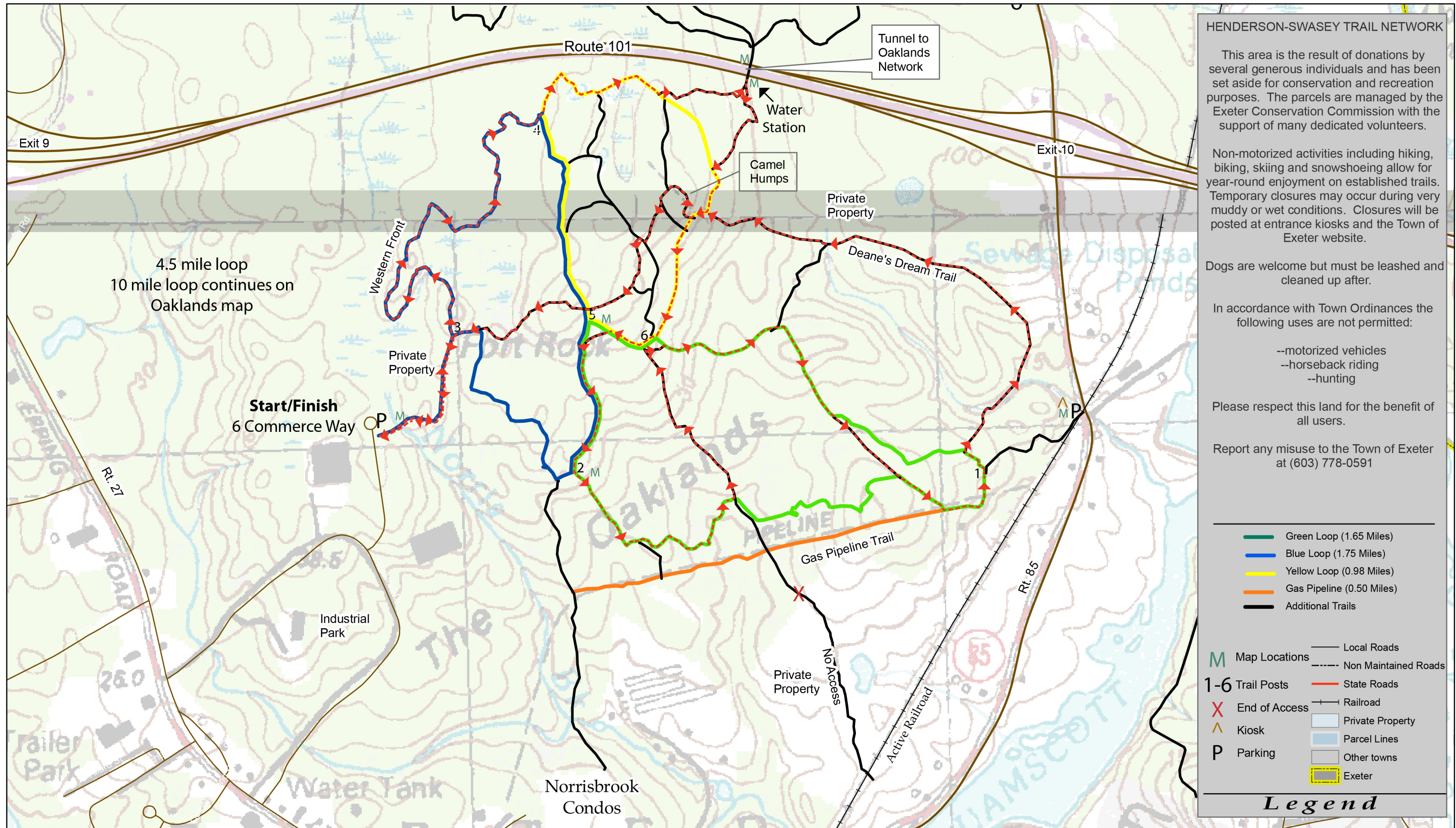


Oaklands Network



Please note: Some trails cross onto private property. The landowners have allowed the use of the trails, but please respect their property.





4.5 mile loop
10 mile loop continues on
Oaklands map

Start/Finish
6 Commerce Way

Tunnel to
Oaklands
Network

Water
Station

Camel
Humps

Private
Property

Deane's Dream Trail

Western Front

Private
Property

Rt. 27

Industrial
Park

Oaklands

Gas Pipeline Trail

Rt. 85

Private
Property

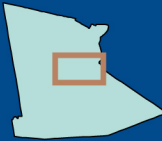
No Access

Active Railroad

Norrisbrook
Condos

Water Tank

Trailer
Park





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
JUSTIN L. PASAY
ERIC A. MAHER
PATRICK O. COLLINS

OF COUNSEL
NICHOLAS R. AESCHLIMAN

RETIRED
ROBERT B. DONOVAN

ROBERT A. BATTLES
(1951-2010)

May 29, 2015

Jason Gregoire, Chair
Exeter Conservation Commission
10 Front Street
Exeter, NH 03833

Re: Felder Kuehl Properties, LLC
Meeting Place Project, 85 Epping Road, Exeter, NH
Reconfiguration of Trail Network and Parking Associated
with Updated Site Plan for Mixed Use Building

Dear Chair Gregoire and Commission Members:

As I am sure some Commission Members may recall, Felder Kuehl has worked closely with the Planning Board and the Commission in the development of the overall Meeting Place project over the last ten years. I am writing to you concerning the so called "Commercial/Mixed Use" phase of the project which is proposed for the parcel with direct frontage on Epping Road as you enter Meeting Place Drive. This parcel was approved for a full commercial development of office, retail and restaurant uses in 2006. At that time, a relatively narrow (six feet) extension of the conservation easement (that encumbers a significant portion of the large residential site to the rear) was shown so as to provide a trail access point directly to Epping Road where a sidewalk was constructed by Felder Kuehl as part of the initial off site roadway improvements along Epping Road. There was also an vehicular access point with parking in the conservation easement area on the residential parcel which was accessed from the parking lot of the proposed commercial building.

Subsequently, two things occurred: the market for such a large commercial project largely dried up and the Town adopted additional wetland setbacks which impacted the area where the

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

Jason Gregoire, Chair
Exeter Conservation Commission
May 29, 2015
Page 2

vehicle access and parking was proposed for the conservation easement. We returned to the Conservation Commission to discuss these developments in the context of revised plans, initially for the residential property in 2008 and 2012 and subsequently for a reconfigured commercial site in 2013. As a result of those discussions, the Commission agreed that it would be best not to provide for the motor vehicle access and parking area within the wetland buffer. We also agreed on an expanded conservation easement and trail network to add an industrial parcel with a small parking area on Industrial Drive. The conservation easement and the related plan were revised accordingly and recorded in 2013 (copy attached as Exhibit A). That plan still reflects the narrow easement area with trail access out to Epping Road along the southern property line of the commercial parcel.

Since 2013, Felder Kuehl has been refining its mixed use site plan, working with the Planning Board and Technical Review Committee to finalize it. During that process, in which Pete Richardson has participated, it was observed that since the plan had been significantly altered with much less impervious area and disturbance than that originally proposed in 2006, the conservation easement area and trail location should be reexamined as well. Bob Felder has met with Doug Eastman and Kristen Murphy and reviewed with his engineers the feasibility of improving the trail access from Epping Road over the commercial site as it is now proposed to be configured.

Attached you will also find the following:

1. The proposed site plan which we expect to obtain final approval from the Planning Board at its June 25 meeting (Exhibit B);

2. A proposed revised trail plan showing a relocation of the trail access point from the Epping Road sidewalk to a location out of the buffer and wetland areas, in an area already being impacted as part of the site improvements and grading. This plan also shows a similarly beneficial relocation of the trail segment as it extends onto the residential portion of the conservation easement (Exhibit C).

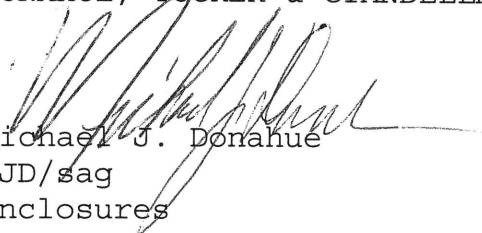
At your meeting on June 9 we will seek your input and endorsement of this revised trail approach, which includes two parking spaces in the lot for the mixed use project (highlighted

Jason Gregoire, Chair
Exeter Conservation Commission
May 29, 2015
Page 3

on the proposed site plan) near the trail access point that will be available to trail users and included in the revised easement. We also would consider, and would like the Commission's input on, whether the conservation easement should be expanded over the southerly end of the commercial mixed use site. We will have a visual for the meeting to facilitate our discussion.

As always, the assistance and cooperation of the Commission are appreciated.

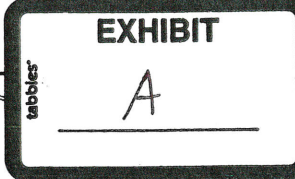
Very truly yours,
DONAHUE, TUCKER & CIANDELLA, PLLC



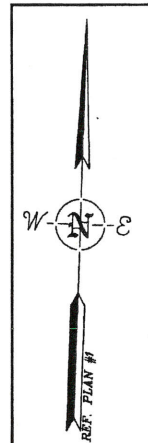
Michael J. Donahue
MJD/sag
Enclosures

cc: W. Robert Felder
Dana Lynch
Steve Haight
Sylvia von Aulock

S:\FA-FL\Felder Kuehl Properties, LLC\Commercial Project Reconfiguration 2012\ConCom\2015 05 29
concom letter.docx

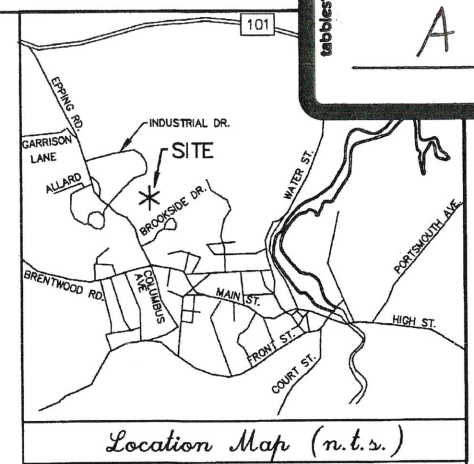


Printed from Internet for on 5/29/2015



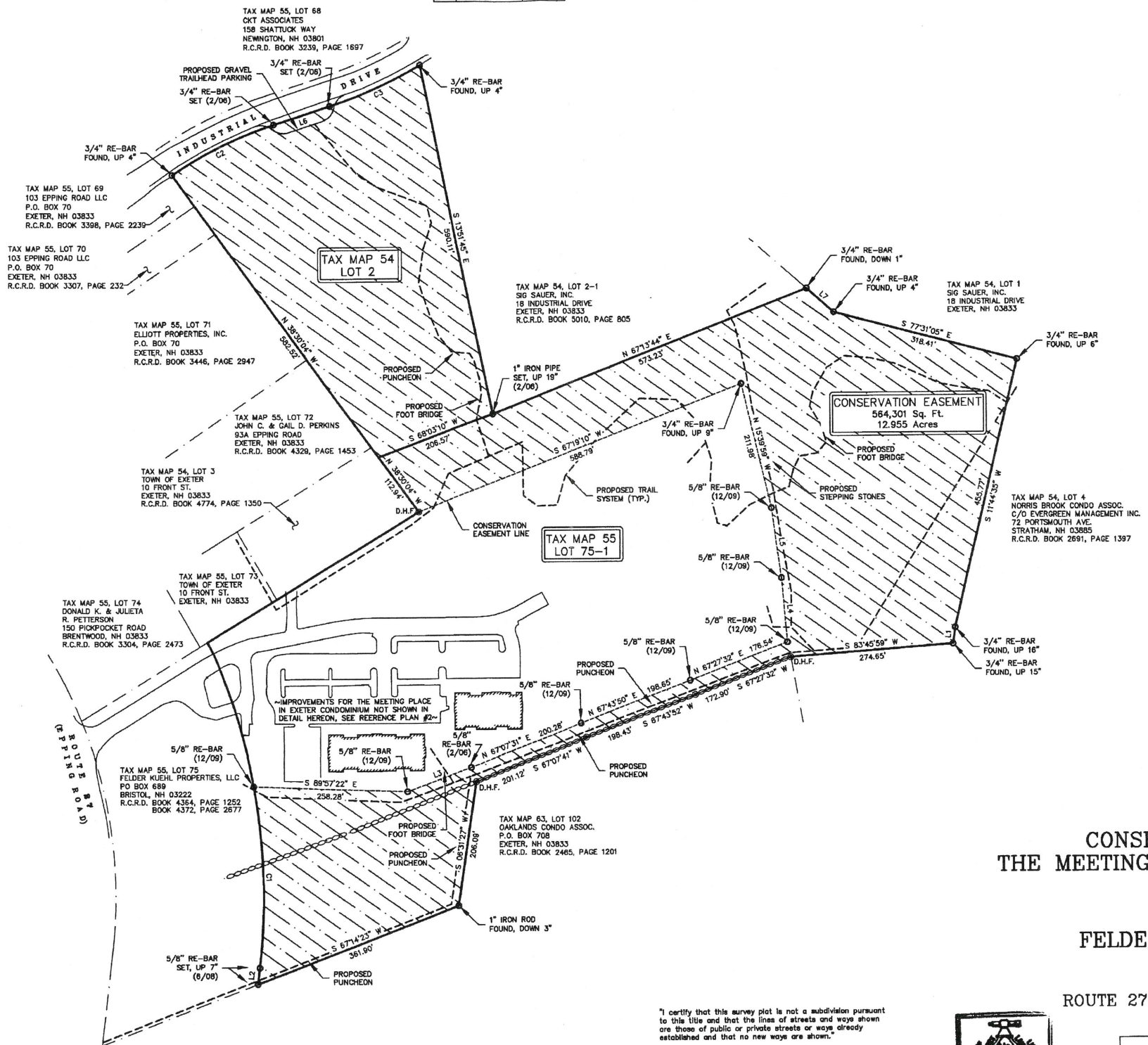
C/H
L-CHTP
ROA251568

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	S 05°45'48" W	26.88'	C1	999.30'	300.08'	288.96'	N 03°45'18" W	17°22'11"
L2	N 04°49'52" E	27.21'	C2	707.02'	191.98'	181.39'	N 62°33'34" E	15°33'28"
L3	N 68°12'55" E	118.42'	C3	787.02'	185.32'	184.99'	N 84°03'56" E	12°30'45"
L4	N 08°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

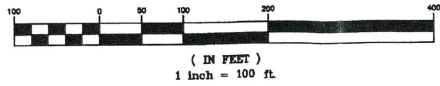
○	IRON PIPE/ROD FOUND OR SET AS NOTED
⊙	DRILL HOLE SET UNLESS OTHERWISE NOTED
—	PROPERTY LINES
---	APPROX. ADJUTERS LOT LINE
- - - -	EASEMENT LINE
⊘	STONE WALL
- · - · -	PROPOSED TRAIL SYSTEM
▨	CONSERVATION EASEMENT AREA



- NOTES:**
1. REFERENCE: TAX MAP 54 LOT 2 AND TAX MAP 55, LOT 75-1
 2. TOTAL CONSERVATION EASEMENT AREA: 564,301 SQ. FT. OR 12.955 AC.
 3. OWNERS OF RECORD: TAX MAP 55 LOT 75-1 FELDER KUEHL PROPERTIES, LLC
PO BOX 689 BRISTOL, NH 03222 R.C.R.D. BOOK 4372 PAGE 2677 R.C.R.D. BOOK 4364 PAGE 1252
TAX MAP 54 LOT 2 FELKON, INC.
PO BOX 689 BRISTOL, NH 03222 R.C.R.D. BOOK 4211 PAGE 507
 4. 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:**
1. "SUBDIVISION PLAN CKT & ASSOCIATES EXETER, NH" REVISED DECEMBER 11, 1998 BY HOLDEN ENGINEERING & SURVEYING, INC. R.C.R.D. PLAN #D-26858.
 2. 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.

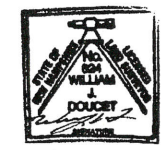
CONSERVATION EASEMENT PLAN
THE MEETING PLACE IN EXETER CONDOMINIUM
 TAX MAP 54, LOT 2 &
 TAX MAP 55, LOT 75-1
 FOR
FELDER KUEHL PROPERTIES, LLC
 AND
FELKON, INC.
 ROUTE 27 (EPPING ROAD) & INDUSTRIAL DRIVE
 EXETER, NEW HAMPSHIRE

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."

DATE: _____ 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	DATE: 2024Q
JOB NO.: 2024	SHEET 1 OF 1



D-38339

SITE NOTES:

- THE PURPOSE OF THIS PLAN IS TO DEPICT PROPOSED CONDITIONS FOR A MULTI-USE BUILDING WITH RESIDENTIAL UNITS AND OFFICE SPACE AND ASSOCIATED PARKING, DRAINAGE AND SITE ACCESS. THIS PLAN IS A PRESENTATION OF A PROPOSED REDESIGN OF A PREVIOUS CONDITIONALLY APPROVED SITE PLAN. THIS REDESIGN IS BASED ON AN EARLIER DECISION OF THE EXETER PLANNING BOARD WITH REGARD TO AN EXTENSION REQUEST AND INCORPORATES CURRENT WETLAND BUFFER REQUIREMENTS AS WELL AS OTHER REGULATORY CONSTRAINTS.
- THE SUBJECT SITE IS SHOWN AS LOT 75 ON TAX MAP 55 AND CONTAINS 3.22 ACRES, OR APPROXIMATELY 140,260 S.F.
- THE PROPOSED USE IS LOCATED IN THE C-2 ZONE (HIGHWAY COMMERCIAL) AS A "MULTI-USE" BUILDING.
- PER NOTE #20 OF ARTICLE 4.4, SCHEDULE III THE ALLOWABLE RESIDENTIAL DENSITY IS:
140,260 S.F./25,000 S.F./UNIT = 28 UNITS
THE NUMBER OF RESIDENTIAL UNITS PROPOSED IS 28.
- PREPARED FOR/OWNER OF RECORD:
TAX MAP 55, LOT 75
FELDER - KUEHL PROPERTIES, LLC
P.O. BOX 689
BRISTOL, NEW HAMPSHIRE
- PARCEL IS LOCATED IN THE EXETER C-2 ZONE.
- STRIPED PARKING AREAS AS SHOWN, INCLUDING : SPACES, HANDICAP SYMBOLS, AND PAINTED ISLANDS. ALL MARKINGS SHALL BE CONSTRUCTED USING WHITE TRAFFIC PAINT (UNLESS OTHERWISE NOTED), MEETING THE REQUIREMENTS OF ASTM M-246-TYPE II.
- ALL PAVEMENT MARKING SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", THE "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS", AND THE AMERICAN WITH DISABILITIES ACT, LATEST EDITIONS.
- PAINTED ISLANDS SHALL BE 4" WIDE DIAGONAL LINES 3 FEET ON CENTER.
- ON-SITE SNOW STORAGE SHALL OCCUR ALONG THE EDGES OF PROPOSED PAVEMENT AREAS.
- LAYOUT OF BUILDING CORNERS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR AND SHALL BE BASED UPON THE ARCHITECTS FINAL FOUNDATION PLAN.
- ALL PROPOSED STREET SIGNAGE SHALL CONFORM TO THE TOWN OF EXETER'S ZONING REQUIREMENTS AS WELL AS ALL STATE CODES. ALL SIGNAGE SHALL CONFORM TO THE MANUAL FOR UNIFORM CONTROL TRAFFIC DEVICE STANDARDS.
- CONTRACTOR TO PROVIDE UNDERGROUND CONDUITS FOR ELECTRIC, CABLE TV, TELECOMMUNICATION AND ANY OTHERS IF NECESSARY. INSTALLATION SHALL CONFORM TO TOWN OF EXETER AND OTHER UTILITY COMPANY REQUIREMENTS.
- ARCHITECT SHALL BE RESPONSIBLE FOR FINAL GRADES WITHIN 10 FEET OF THE BUILDING FOOTPRINT. CONTRACTOR TO COORDINATE WITH ARCHITECT ON FINAL GRADE OF SIDEWALKS, DOOR SILLS AND HANDICAPPED RAMP ELEVATIONS AS APPLICABLE.
- NO STUMPS GENERATED BY THIS PROJECT SHALL BE DISPOSED OF ON-SITE.
- ALL MATERIALS AND SITE CONSTRUCTION SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE TOWN OF EXETER AND HIGHER STANDARD SPECIFICATION, THE MORE STRINGENT SPECIFICATION WILL GOVERN.
- CONTRACTOR TO CALL DIG-SAFE (1-888-DIG-SAFE) AND EXETER D.P.W. (773-8157) 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION. CONTRACTOR TO CALL DIG-SAFE EVERY MONTH THEREAFTER.
- ALL OUTDOOR LIGHTING SHALL BE DIRECTED AND/OR SHIELDED SUCH THAT THE LIGHTING IS CONTAINED ON SITE TO SHIELD ABUTTING ROADS AND PROPERTIES. SEE LIGHTING PLAN FOR DETAILS.
- ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT) AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE". ALL WATER, SEWER & DRAINAGE SHALL BE INSTALLED BY A CONTRACTOR HOLDING A VALID TOWN OF EXETER PIPE INSTALLER'S LICENSE.
- SITE LIGHTING SHALL BE TURNED OFF OR REDUCED IN INTENSITY AT 10 PM OR REASONABLE HOUR AS DETERMINED BY THE PLANNING BOARD.

REFERENCE PLANS

- "SUBDIVISION PLAN OF TAX MAP 55 LOTS 75 & 76 AND TAX MAP 63 LOTS 100 & 101 FOR FELDER/KUEHL PROPERTIES, LLC, ROUTE 27 (EPPING ROAD), EXETER, NEW HAMPSHIRE", PREPARED BY DOUCET SURVEY INC., 102 KENT PLACE, NEWMARKET, NEW HAMPSHIRE 03857, DATED FEB. 7, 2005; APPROVED BY THE TOWN OF EXETER PLANNING BOARD JANUARY 26, 2006.
- "LOT LINE ADJUSTMENT BETWEEN TAX MAP 55, LOTS 75 & 75-1 FOR FELDER/KUEHL PROPERTIES, LLC ROUTE 27 (EPPING ROAD), EXETER, NEW HAMPSHIRE", PREPARED BY DOUCET SURVEY INC., 102 KENT PLACE, NEWMARKET, NEW HAMPSHIRE 03857; DATED FEBRUARY 6, 2008; APPROVED BY THE TOWN OF EXETER PLANNING BOARD MARCH 13, 2008.
- EXISTING CONDITIONS PLAN OF TAX MAP 55, LOT 75 FOR CIVILWORKS, INC., ROUTE 27 & INDUSTRIAL DRIVE, EXETER NEW HAMPSHIRE, PREPARED BY DOUCET SURVEY INC., 102 KENT PLACE NEWMARKET, NH 03857 DATED SEPT. 26, 2013 SCALE: 1"=40'.
- ACTIVITY AND USE RESTRICTION AREA PLAN FOR FELDER KUEHL PROPERTIES, LLC ROUTE 27 & INDUSTRIAL DRIVE PREPARED BY DOUCET SURVEY INC., 102 KENT PLACE NEWMARKET, NH 03857 DATED: AUGUST 23, 2006. SCALE 1"=20'
- AMENDED EASEMENT PLAN, THE MEETING PLACE IN EXETER CONDOMINIUM, TAX MAP 55 LOTS 75 & 75-1, LAND UNIT 1, LAND UNIT 2, AND LAND UNIT 3 OWNERS: THE MEETING PLACE EXETER LIMITED PARTNERSHIP AVESTA ONE MEETING PLACE LP, FELDER KUEHL PROPERTIES, LLC, ROUTE 27 EPPING ROAD EXETER, NEW HAMPSHIRE. PREPARED BY DOUCET SURVEY 102 KENT PLACE, NEWMARKET, NH 03857 DATED JULY 24, 2014. SCALE 1"=50'

SITE DATA

ZONE: C-2 (HIGHWAY)
DIMENSIONAL REQUIREMENTS:
MIN. LOT AREA
MIN. FRONT SETBACK
MIN. REAR SETBACK
MIN. SIDE SETBACK
MIN. LOT WIDTH
MIN. LOT DEPTH
MAX. BUILDING HEIGHT
MAX. BUILDING COVERAGE
MIN. OPEN SPACE

REQUIRED	PROPOSED
20,000 sq. ft.	±140,264 S.F.
50 FT.	±75' (CANOPY)
50 FT.	±53'
ONE/BOTH 20/40'	±188'
150 FT.	±540 FT
100 FT.	250 FT
35 FT.	<50 FT. (ZBA CASE #1200, 1-17-06)
30%	4.5%
15%	39.58%

PARKING CALCULATIONS

RESIDENTIAL USE (2ND - 4TH FLOOR)
3 - 2 BEDROOM UNITS
14 - 1 BEDROOM UNITS
11 - STUDIO UNITS
GUEST SPACES

3 x 2 SPACE/UNIT	= 6 SPACES
14 x 1 SPACE/UNIT	= 14 SPACES
11 x 1 SPACE/UNIT	= 11 SPACES
28 x 1 SPACE/ 4 UNITS	= 7 SPACES
SUBTOTAL	= 38 SPACES
1 SPACE/300 S.F.	= 18 SPACES
SUBTOTAL	= 19 SPACES
TOTAL REQUIRED	= 57 SPACES
TOTAL PROVIDED	= 59 SPACES

COMMERCIAL USE (1ST FLOOR)
5,830 S.F. (OFFICE)

LEGEND

- SIGN
- IRON PIPE/ROD FOUND
- DRILL HOLE SET UNLESS OTHERWISE NOTED
- 5/8" RE-BAR W/ ID CAP TO BE SET
- FIRE HYDRANT
- JURISDICTIONAL WETLAND SYMBOL
- CONIFEROUS TREE
- DECIDUOUS TREE
- CONCRETE PAD
- EXPOSED LEDGE OUTCROP
- EP EDGE OF PAVEMENT
- S.W.L. SINGLE WHITE LINE
- D.Y.L. DOUBLE YELLOW LINE
- M.P.M.U. MULTI PURPOSE/MULTI USE
- 15'R PROPOSED CURB RADIUS
- ICC INTEGRATED CONCRETE CURB
- V.C.C. VERTICAL GRANITE CURB
- S.C.C. SLOPE GRANITE CURB
- EXISTING LIGHT
- PROPOSED LIGHT POLE BASE
- PARKING COUNT
- DRILL HOLE FOUND
- D.M.F. BEARING
- DIST
- STOCKADE FENCE
- APPROX. ABUTTERS LOT LINE
- EASEMENT LINE
- TREE LINE
- STONE WALL
- CHAINLINK FENCE
- EDGE OF JURISDICTIONAL WETLAND

DIG-SAFE
(811)
1-888-344-7233



NOTE:
CONTRACTOR IS REQUIRED TO CALL DIGSAFE AND COORDINATE LOCATIONS OF EXISTING UTILITY SERVICES A MINIMUM OF 72 HOURS PRIOR TO STARTING ANY WORK ON SITE.

2	5-28-15	DCL	PER NHDES AOT COMMENTS
1	4-28-15	DCL	PER TRC & ENG. COMMENTS
No.	DATE	BY	REVISION

SITE PLAN
FOR PROPOSED MULTI-USE BUILDING
"THE MEETING PLACE"
FELDER/KUEHL PROPERTIES, LLC
ROUTE 27, EPPING ROAD
EXETER, NEW HAMPSHIRE

Prepared For \ Owner of Record:
Felder - Kuehl Properties, LLC
P.O. Box 689
Bristol, New Hampshire 03822

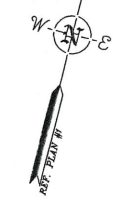
GRAPHIC SCALE

1236 - SITE.dwg

civilworks
engineers • surveyors

P.O. Box 1166
Dover, NH 603-749-0443

DESIGN: DCL
SCALE: 1"=30'
DATE: 3-9-2015
SHEET: 6 OF 19
PROJECT # 04121



CAUTION
LIMIT OF CAPPED CONTAMINATED SOILS. DO NOT DISTURB.
SEE ACTIVITY AND USE RESTRICTION AREA PLAN (THIS PLAN SET) AND REPORT (ON FILE WITH EXETER PLANNING DEPARTMENT) FOR LIMITATIONS AREA= 15,568 SF (0.357 AC.)

TAX MAP 62, LOT 113
GREAT BY KIDS COMPANY
81 NEW HAMPSHIRE AVENUE
PORTSMOUTH, NH 03801

TAX MAP 62, LOT 112
GREAT BY KIDS COMPANY
81 NEW HAMPSHIRE AVENUE
PORTSMOUTH, NH 03801

TAX MAP 63, LOT 102
OAKLANDS CONDO ASSOC. P.O.
BOX 708 EXETER, NH 03833

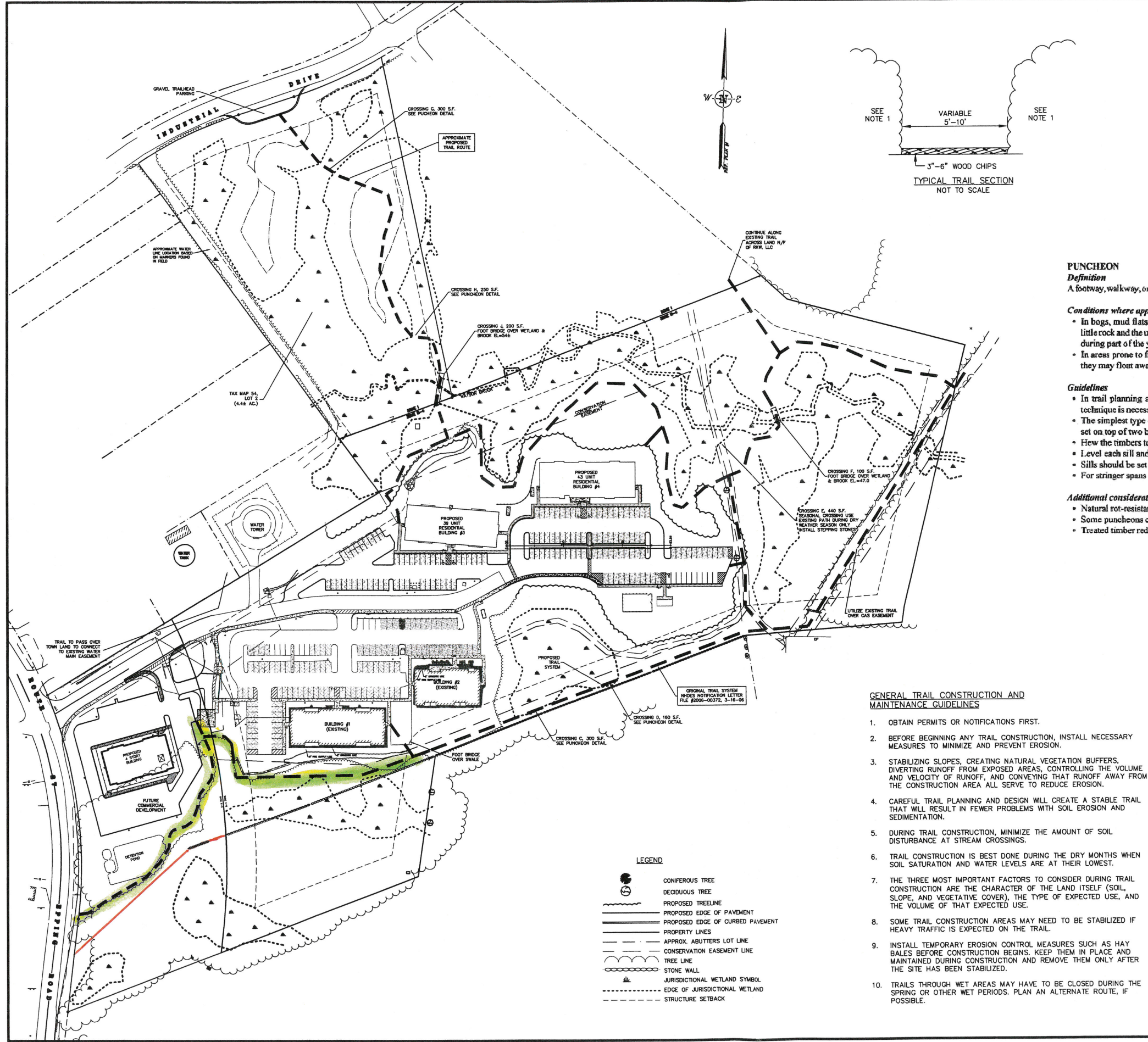
TAX MAP 55, LOT 3
80 EPPING ROAD REALTY TRUST & SANDERSON DAVID TRUST
33 HOBBS ROAD
NORTH HAMPTON, NH 03862

TAX MAP 62, LOT 114
78 EPPING ROAD
EXETER, NH 03833

TAX MAP 55, LOT 74
N/7 DONALD K. & JULETA R. PETERSON
150 PICKPOCKET ROAD BRENTWOOD,
NH 03833

TAX MAP 55, LOT
73 TOWN OF EXETER
10 FRONT ST.
EXETER, NH 03833

TAX MAP 55, LOT 75-1
AVESTA FOUR MEETING PLACE
307 CUMBERLAND AVENUE
PORTLAND, ME 04101



GENERAL NOTES

1. THE TRAIL LOCATIONS AS SHOWN ARE SUBJECT TO MINOR ADJUSTMENT SO AS TO AVOID CUTTING OF MATURE TREE GROWTH OR TRAVERSING OF EXCESSIVELY STEEP SLOPES OR LARGE BOULDERS/ROCK OUTCROPS.
2. WHERE WETLAND CROSSINGS ARE UNAVOIDABLE (SEE CROSSINGS A THRU D), CROSSINGS SHALL BE PLACED AT THE NARROWEST WETLAND LOCATION.
3. AVOID USING HEAVY EQUIPMENT WHENEVER POSSIBLE, THUS REDUCING THE AMOUNT OF DISTURBANCES TO THE NATURAL RESOURCES.
4. TRAIL GRADES SHALL NOT EXCEED 20% EXCEPT FOR SHORT DISTANCES.
5. EARTH DISTURBANCE FOR PURPOSES OF TRAIL CONSTRUCTION SHALL BE MINIMIZED. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY EARTH DISTURBANCE REQUIRED FOR TRAIL CONSTRUCTION.
6. WOOD CHIPS GENERATED BY LIMBING AND BRUSH CLEARING SHALL BE LEFT IN PLACE AS TRAIL BEDDING.
7. A PRE-CONSTRUCTION TRAIL WALK SHALL BE CONDUCTED WITH THE TOWN OF EXETER NATURAL RESOURCE MANAGER (TEL. 418-6452).
8. TRAILS SHALL BE MARKED IN ACCORDANCE WITH TOWN REQUIREMENTS WITH A 2"x6" RECTANGULAR BLAZE MARK PAINTED AS DIRECTED BY THE TOWN.

PUNCHEON

Definition
A footway, walkway, or travel corridor constructed of wood, usually logs, to provide a dry treadway on fragile, wet terrain.

Conditions where appropriate

- In bogs, mud flats, and marshy areas where there is frequently little rock and the underlying soil is mucky or peaty and saturated during part of the year when the trail may be in use.
- In areas prone to flooding, puncheons are not recommended as they may float away.



Guidelines

- In trail planning and construction, attempt to avoid areas where this labor-intensive and highly impactive technique is necessary.
- The simplest type of puncheon is a topped-log puncheon, made with two stringers that form the treadway and set on top of two base logs that serve as the sills.
- Hew the timbers to make a flat walking surface and score the surface with an axe.
- Level each sill and cut notches where the stringers will be attached.
- Sills should be set 2" into the soil surface to provide for added stability.
- For stringer spans over 10', a center sill should be used.

Additional considerations

- Natural rot-resistant wood such as cedar, spruce, and hemlock are preferred.
- Some puncheons can be constructed of native materials, while others may require milled lumber.
- Treated timber reduces the potential for decay.

GENERAL TRAIL CONSTRUCTION AND MAINTENANCE GUIDELINES

1. OBTAIN PERMITS OR NOTIFICATIONS FIRST.
2. BEFORE BEGINNING ANY TRAIL CONSTRUCTION, INSTALL NECESSARY MEASURES TO MINIMIZE AND PREVENT EROSION.
3. STABILIZING SLOPES, CREATING NATURAL VEGETATION BUFFERS, DIVERTING RUNOFF FROM EXPOSED AREAS, CONTROLLING THE VOLUME AND VELOCITY OF RUNOFF, AND CONVEYING THAT RUNOFF AWAY FROM THE CONSTRUCTION AREA ALL SERVE TO REDUCE EROSION.
4. CAREFUL TRAIL PLANNING AND DESIGN WILL CREATE A STABLE TRAIL THAT WILL RESULT IN FEWER PROBLEMS WITH SOIL EROSION AND SEDIMENTATION.
5. DURING TRAIL CONSTRUCTION, MINIMIZE THE AMOUNT OF SOIL DISTURBANCE AT STREAM CROSSINGS.
6. TRAIL CONSTRUCTION IS BEST DONE DURING THE DRY MONTHS WHEN SOIL SATURATION AND WATER LEVELS ARE AT THEIR LOWEST.
7. THE THREE MOST IMPORTANT FACTORS TO CONSIDER DURING TRAIL CONSTRUCTION ARE THE CHARACTER OF THE LAND ITSELF (SOIL, SLOPE, AND VEGETATIVE COVER), THE TYPE OF EXPECTED USE, AND THE VOLUME OF THAT EXPECTED USE.
8. SOME TRAIL CONSTRUCTION AREAS MAY NEED TO BE STABILIZED IF HEAVY TRAFFIC IS EXPECTED ON THE TRAIL.
9. INSTALL TEMPORARY EROSION CONTROL MEASURES SUCH AS HAY BALES BEFORE CONSTRUCTION BEGINS. KEEP THEM IN PLACE AND MAINTAINED DURING CONSTRUCTION AND REMOVE THEM ONLY AFTER THE SITE HAS BEEN STABILIZED.
10. TRAILS THROUGH WET AREAS MAY HAVE TO BE CLOSED DURING THE SPRING OR OTHER WET PERIODS. PLAN AN ALTERNATE ROUTE, IF POSSIBLE.

LEGEND

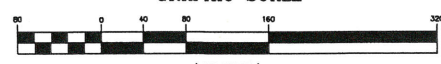
- CONIFEROUS TREE
- DECIDUOUS TREE
- PROPOSED TREELINE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED EDGE OF CURBED PAVEMENT
- PROPERTY LINES
- APPROX. ABUTTERS LOT LINE
- CONSERVATION EASEMENT LINE
- TREE LINE
- STONE WALL
- JURISDICTIONAL WETLAND SYMBOL
- EDGE OF JURISDICTIONAL WETLAND
- STRUCTURE SETBACK

9	5-28-13	DCL	REVISED FRONT LOT TRAIL LOCATIONS
8	12-12-12	DCL	REV. PER JUNE 20, 2013 PB DECISION
7	11-21-12	DCL	UPDATE PLAN SET WITH AS-BUILT INFORMATION & ADJUSTED UTILITIES
6	11-21-12	DCL	PARKING CALC. / ALLOCATION REVS
5	10-28-11	DCL	REV. BLDG. #2 PER OWNER REQUEST
4	8-10-09	DCL	FINAL CONDITION OF APPROVAL REVS
3	5-22-09	DCL	REVISED BUILDING FOOTPRINT & ADDED NOTES 7 AND 8
2	2-20-09	DCL	REVISED PER TOWN AND NHDES COMMENTS
1	2-3-09	DCL	REVISED PER TOWN COMMENTS
No.	DATE	BY	REVISION

TRAIL SYSTEM PLAN
OPEN SPACE RESIDENTIAL SITE PLAN
"THE MEETING PLACE"
FELDER/KUEHL PROPERTIES, LLC
ROUTE 27, EPPING ROAD
EXETER, NEW HAMPSHIRE

Prepared For \ Owner of Record:
Felder - Kuehl Properties, LLC
P.O. Box 689
Bristol, New Hampshire 03822

GRAPHIC SCALE



civilworks
engineers • surveyors

P.O. Box 1166
Dover, NH

603-749-0443

DESIGN:	DCL
SCALE:	1"=80'
DATE:	10-26-2012
SHEET:	1 of 1
PROJECT #	04121

1252-SITE.DWG



June 3, 2015

New Hampshire Department of Environmental Services
Wetlands Bureau
P.O. Box 95
Concord NH 03302-0095

**Re: Wetlands Permit Application
Epping Road Station
Exeter, New Hampshire**

On behalf of Unitil Service Corporation, Amec Foster Wheeler Environment and Infrastructure, Inc. is pleased to submit this Wetlands Permit application for the Unitil – Epping Road Station Project. Enclosed please find the permit application and supporting materials, including the following items listed in the Land Resources Management “Required Elements for Acceptance of Application”, noted here and separated into attachments for ease of reference.

- **Attachment A:**
 - Application Form (with owner's, town clerk's signatures)
 - Narrative Description
- **Attachment B:**
 - Figure 1 – USGS Map
 - Figure 2 – Town Tax Map (tax maps/lots are also shown on plan sheet)
 - As-Built Project Plan
- **Attachment C:** Site Photographs
- **Attachment D:** Supporting Documentation
 - Pre-application correspondence
 - Copy of Application Fee, check attached (2015/06/01 – \$200)
 - Natural Heritage Bureau letter with map
 - NH Division of Historical Resources response

Please direct correspondence to me, as agent for the applicant, at sarah.benoit@amecfw.com or 978-392-5407. Thank you

Amec Foster Wheeler Environment and Infrastructure, Inc.

Sarah F. Benoit
Environmental Planning & Permitting

enclosures

copy: Roger Barham, Unitil

Amec Foster Wheeler Environment and
Infrastructure, Inc.
271 Mill Road
Chelmsford, MA 01824 USA

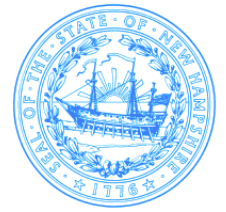
Attachment A



WETLANDS PERMIT APPLICATION

Water Division/ Wetlands Bureau
Land Resources Management

Check the status of your application: <http://des.nh.gov/onestop>



RSA/Rule: Env-Wq 100-900

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

1. REVIEW TIME:
Indicate your Review Time below. Refer to Guidance Document A for instructions.

Standard Review (Minimum, Minor or Major Impact) Expedited Review (Minimum Impact only)

2. PROJECT LOCATION:
Separate applications must be filed with each municipality that jurisdictional impacts will occur in.

ADDRESS: **62 Epping Road** TOWN/CITY: **Exeter**

TAX MAP: **63** BLOCK: **NA** LOT: **9** UNIT: **NA**

USGS TOPO MAP WATERBODY NAME: NA STREAM WATERSHED SIZE: NA

LOCATION COORDINATES (If known): Latitude/Longitude UTM State Plane

3. PROJECT DESCRIPTION:
Provide a brief description of the project outlining the scope of work. Attach additional sheets as needed to provide a detailed explanation of your project. DO NOT reply "See Attached" in the space provided below.

Post-construction delineation and survey of a valve station constructed at 62 Epping Road in Exeter NH identified two areas in which construction encroached on wetlands. This after-the-fact Minimum Impact Wetlands Permit Application is being submitted pursuant to a site visit and e-mail coorespondence with Eben Lewis of NHDES. Approximately 9.21 sf of palustrine forested wetland and 637.07 sf of a wet meadow wetland were impacted.

4. SHORELINE FRONTAGE

NA This lot has no shoreline frontage. SHORELINE FRONTAGE:

Shoreline frontage is calculated by determining the average of the distances of the actual natural navigable shoreline frontage and a straight line drawn between the property lines, both of which are measured at the normal high water line.

5. RELATED PERMITS, ENFORCEMENT, EMERGENCY AUTHORIZATION, SHORELAND, ALTERATION OF TERRAIN, ETC...

6. NATURAL HERITAGE BUREAU & DESIGNATED RIVERS:
See the Instructions & Required Attachments document for instructions to complete a & b below.

a. Natural Heritage Bureau File ID: NHB 14 - 2426.

b. Designated River the project is in ¼ miles of: _____ ; and
date a copy of the application was sent to Local River Advisory Committee: Month: ___ Day: ___ Year: ___

NA

shoreland@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

7. APPLICANT INFORMATION (Desired permit holder)LAST NAME, FIRST NAME, M.I.: **Barham, Roger A.**TRUST / COMPANY NAME: **Unitil**MAILING ADDRESS: **325 West Road,**TOWN/CITY: **Portsmouth**STATE: **NH**ZIP CODE: **03801**EMAIL or FAX: **barham@unitil.com**PHONE: **603-294-5191**ELECTRONIC COMMUNICATION: By initialing here: **RAB**, I hereby authorize DES to communicate all matters relative to this application electronically**8. PROPERTY OWNER INFORMATION (If different than applicant)**

LAST NAME, FIRST NAME, M.I.:

TRUST / COMPANY NAME:

MAILING ADDRESS:

TOWN/CITY:

STATE:

ZIP CODE:

EMAIL or FAX:

PHONE:

ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize DES to communicate all matters relative to this application electronically

9. AUTHORIZED AGENT INFORMATIONLAST NAME, FIRST NAME, M.I.: **Benoit, Sarah F.**COMPANY NAME: **Amec Foster Wheeler**MAILING ADDRESS: **271 Mill Road**TOWN/CITY: **Chelmsford**STATE: **MA**ZIP CODE: **01824**EMAIL or FAX: **sarah.benoit@amecfw.com**PHONE: **(978) 392-5407**ELECTRONIC COMMUNICATION: By initialing here **SFB**, I hereby authorize DES to communicate all matters relative to this application electronically**10. PROPERTY OWNER SIGNATURE:**

See the Instructions & Required Attachments document for clarification of the below statements

By signing the application, I am certifying that:

1. I authorize the applicant and/or agent indicated on this form to act in my behalf in the processing of this application, and to furnish upon request, supplemental information in support of this permit application.
2. I have reviewed and submitted information & attachments outlined in the Instructions and Required Attachment document.
3. All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.
4. I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.
5. I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.
6. Any structure that I am proposing to repair/replace was either previously permitted by the Wetlands Bureau or would be considered grandfathered per Env-Wt 101.47.
7. I have submitted a Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) to the NH State Historic Preservation Officer (SHPO) at the NH Division of Historical Resources to be reviewed for the presence of historical/ archeological resources.
8. I authorize DES and the municipal conservation commission to inspect the site of the proposed project.
9. I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.
10. I understand that the willful submission of falsified or misrepresented information to the New Hampshire Department of Environmental Services is a criminal act, which may result in legal action.
11. I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.
12. The mailing addresses I have provided are up to date and appropriate for receipt of DES correspondence. DES will not forward returned mail.



Property Owner Signature

Roger A. Barham

Print name legibly

6/2/2015

Date

shoreland@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095


www.des.nh.gov

MUNICIPAL SIGNATURES

11. CONSERVATION COMMISSION SIGNATURE

The signature below certifies that the municipal conservation commission has reviewed this application, and:

1. Waives its right to intervene per RSA 482-A:11;
2. Believes that the application and submitted plans accurately represent the proposed project; and
3. Has no objection to permitting the proposed work.


	Print name legibly	Date
--	--------------------	------

DIRECTIONS FOR CONSERVATION COMMISSION

1. Expedited review ONLY requires that the conservation commission's signature is obtained in the space above.
2. Expedited review requires the Conservation Commission signature be obtained **prior** to the submittal of the original application to the Town/City Clerk for signature.
3. The Conservation Commission may refuse to sign. If the Conservation Commission does not sign this statement for any reason, the application is not eligible for expedited review and the application will reviewed in the standard review time frame.

12. TOWN / CITY CLERK SIGNATURE

As required by Chapter 482-A:3 (amended 2014), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

			
Town/City Clerk Signature	Print name legibly	Town/City	Date

DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3,I

1. For applications where "Expedited Review" is checked on page 1, if the Conservation Commission signature is not present, NHDES will accept the permit application, but it will NOT receive the expedited review time.
2. IMMEDIATELY sign the original application form and four copies in the signature space provided above;
3. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
4. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board; and
5. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

1. Submit the original permit application form bearing the signature of the Town/ City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery.

13. IMPACT AREA:

For each jurisdictional area that will be/has been impacted, provide square feet and, if applicable, linear feet of impact

Permanent: impacts that will remain after the project is complete.

Temporary: impacts not intended to remain (and will be restored to pre-construction conditions) after the project is complete.

JURISDICTIONAL AREA	PERMANENT Sq. Ft. / Lin. Ft.	ATF	TEMPORARY Sq. Ft. / Lin. Ft.	ATF
Forested wetland	9.21	<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Scrub-shrub wetland		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Emergent wetland		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Wet meadow	637.07	<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Intermittent stream		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Perennial Stream / River	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Lake / Pond	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Bank - Intermittent stream	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Bank - Perennial stream / River	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Bank - Lake / Pond	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Tidal water	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Salt marsh		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Sand dune		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Prime wetland		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Prime wetland buffer		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Undeveloped Tidal Buffer Zone (TBZ)		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Previously-developed upland in TBZ		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Docking - Lake / Pond		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Docking - River		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Docking - Tidal Water		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
TOTAL	646.28 /		/	

14. APPLICATION FEE: See the Instructions & Required Attachments document for further instruction

Minimum Impact Fee: Flat fee of \$ 200

Minor or Major Impact Fee: Calculate using the below table below

Permanent and Temporary (non-docking) _____ sq. ft. X \$0.20 = \$ _____

Temporary (seasonal) docking structure: _____ sq. ft. X \$1.00 = \$ _____

Permanent docking structure: _____ sq. ft. X \$2.00 = \$ _____

Projects proposing shoreline structures (including docks) add \$200 = \$ _____

Total = \$ _____

The Application Fee is the above calculated Total or \$200, whichever is greater = **\$ 200**

shoreland@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov



Project Narrative Description

On behalf of Unitil (the applicant), Amec Foster Wheeler Environment and Infrastructure, Inc. is submitting this after-the-fact Minimum Impact Expedited Wetlands Permit application for construction-related impacts to wetlands at 62 Epping Road, Exeter NH. This permit application is submitted pursuant to a site visit and e-mail correspondence on May 8, 2015 with Eben M. Lewis of the New Hampshire Department of Environmental Services (NHDES) (see attachment D) and Regulations Env-Wt 100-900, the Wetlands Rules.

Station Construction

Unitil and their contractors are constructing a natural gas valve station within the Granite State Gas Transmission pipeline easement at the 62 Epping Road location. Figure 1 in Attachment B shows the location of the site in Exeter. Figure 2 in Attachment B is a town tax map identifying Unitil's easement and the surrounding parcels. The valve station with site details is shown on Sheet 1, also in Attachment B. Photographs are contained in Attachment C.

The station is being constructed as a valve and gate station in conjunction with the installation of a section of natural gas distribution pipeline to connect existing service in Exeter to new service in Brentwood. Unitil's easement at the station site is 35 feet wide. The station's perimeter fence is approximately 95 feet by 25 feet. The station is surfaced with crushed stone for the entire width of the easement (35 feet).

Wetlands

Wetlands on site and in the project vicinity were delineated and their locations flagged by Joseph W. Noel, NH Certified Soil Scientist number 017 and NH Certified Wetland Scientist number 086, on May 16, 2014 (pre-construction) and again on April 13, 2015 (post construction). The delineation was conducted in accordance with the "1987 Corps of Engineers Wetlands Delineation Manual" (1987 Manual) along with the required "Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region" (Version 2, January 2012). Hydric Soil determinations were conducted in accordance with the United States Department of Agriculture, Natural Resources Conservation Service document "Field Indicators of Hydric Soils in the United States" (Version 7.0, 2010) along with the manual "Field Indicators for Identifying Hydric Soils in New England" (Version 3, April 2004). Plant species indicator status was based on the U.S. Army Corps of Engineers publication "The National Wetland Plant List" (2013). Flag locations were surveyed by Easterly Surveying, Inc.

A review of the New Hampshire Natural Heritage Bureau (NHB) database for NHB records was conducted using the NHB Datacheck tool (see attachment D). The NHB review indicated no recorded occurrences for sensitive species near the Project area. A Request for Project Review was submitted to the New Hampshire Division of Historical Resources (DHR) on April 28, 2015. DHR Review and Compliance number 6667 indicated no historic properties would be affected in the project area.

The post-construction delineation and survey identified two areas in which construction encroached on wetlands. In May 2015 Unitil and their agent, Amec Foster Wheeler, inspected the site and determined that a total of two wetlands were impacted by the Project.

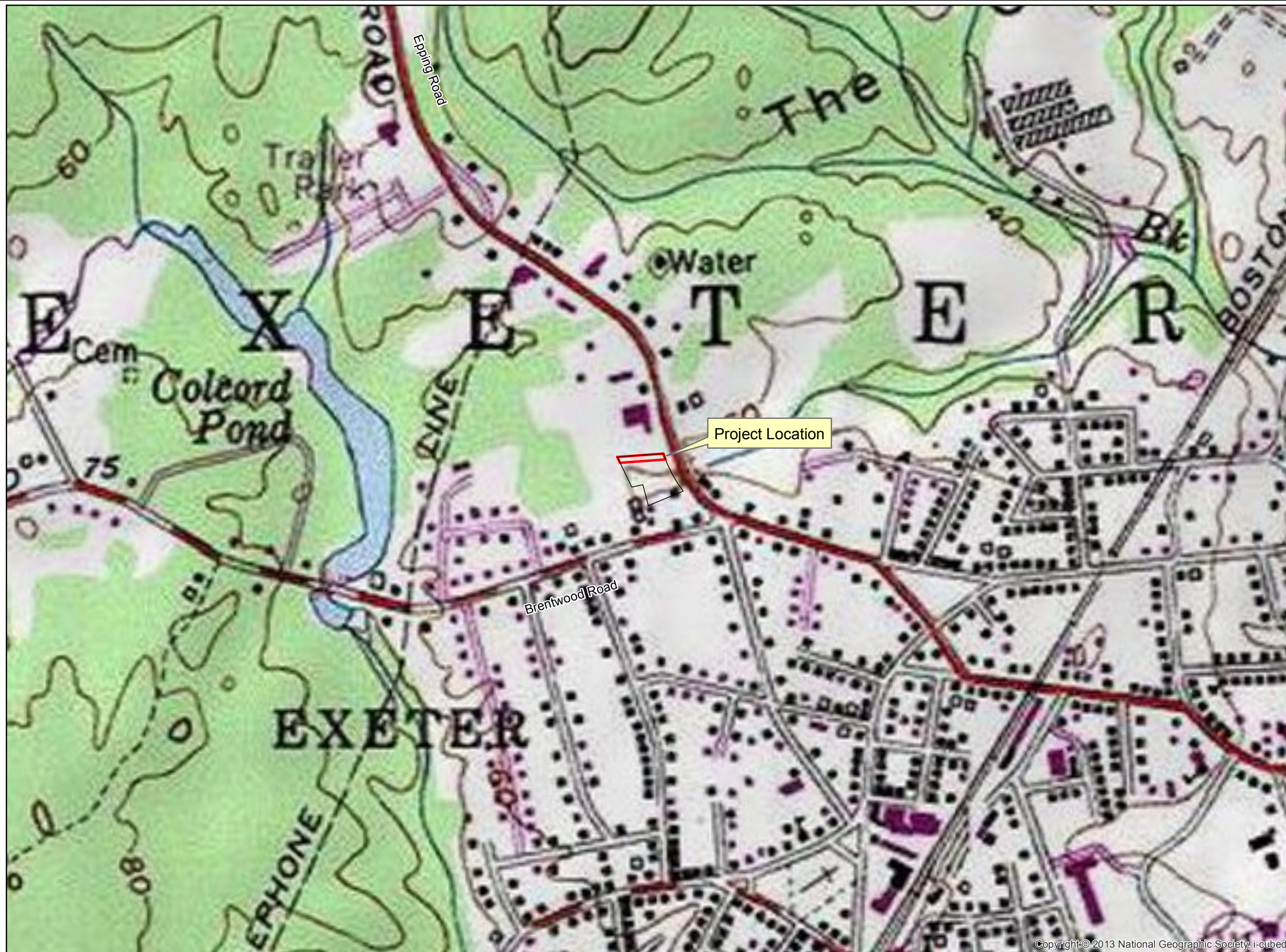
The smaller is a small isolated pocket of Palustrine Forested wetland. The wetland consists of an isolated depression with organic-rich soils, water-stained leaves, and sparse vegetation including mosses, multiflora rose, jewelweed, and gray dogwood. The depression is surrounded by forested land dominated by red maple and black locust. Approximately 9.21 sf of isolated forested wetland was impacted by a boulder containment wall which was installed to support construction of the valve station, provide a stable level surface on the south side of the station, and protect the remaining wetland area.

The larger wetland impact area is a wet meadow dominated by various grasses (unidentified), and sensitive fern, and also containing wild apple, oriental bittersweet, and speckled alder. The wetland likely drains to an unnamed brook flowing east, south of the Project site. The wet meadow emergent communities apparently exist in this form due to periodic maintenance (i.e., mowing) of the Unitil pipeline ROW west of the project site. Approximately 637.07 square feet (sf) of wet meadow emergent wetland was impacted by fill required for pipe installation and ground leveling for the station.

Site Inspection with NHDES

Unitil informed the New Hampshire Department of Environmental Services of the unpermitted wetland encroachment on May 6. On May 8 representatives of Unitil (and their agent Amec Foster Wheeler) met on site with Eben Lewis of the New Hampshire Department of Environmental Services. Unitil explained the reasons that their contractor caused wetlands impacts, as described above. Unitil requested the retention of the wetland impacts created by the boulder retaining wall and fill for pipe cover. Unitil maintains that the project has not substantially altered the functions of the two impacted wetlands, and will not result in any additional adverse impacts to wetlands and their functions. Unitil respectfully requests that the New Hampshire Department of Environmental Services permit the retention of these wetland impacts from the boulder wall and fill for pipe coverage.

Attachment B



SITE LOCUS

Unitil

Epping Road Station

62 Epping Road
Exeter, New Hampshire



Legend

Parcel

Easement

FIGURE 1

Parcel boundary locations based on MapsOnline for Exeter, NH referenced 5/29/2015

Site boundary location based on As-Built Plan completed by Easterly Surveying, Inc. and dated 4/22/2015

0 500
Feet

N

amec
foster
wheeler

Amec Foster Wheeler
Environment & Infrastructure, Inc.
271 Mill Road
Chelmsford, MA 01824
(978) 692-9090



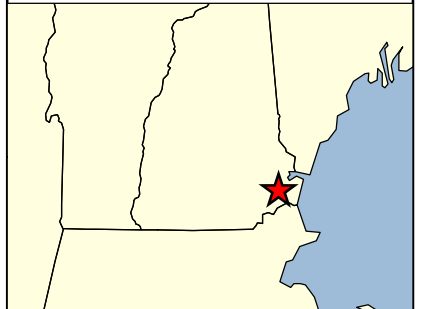
MUNICIPAL TAX MAP

Unitil

Epping Road Station

62 Epping Road
Exeter, New Hampshire

Location of Site



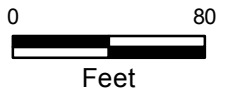
Legend

- Approximate Parcel Boundary
- ▭ Approximate Site Boundary

FIGURE 2

Parcel boundary locations based on MapsOnline for Exeter, NH referenced 5/29/2015

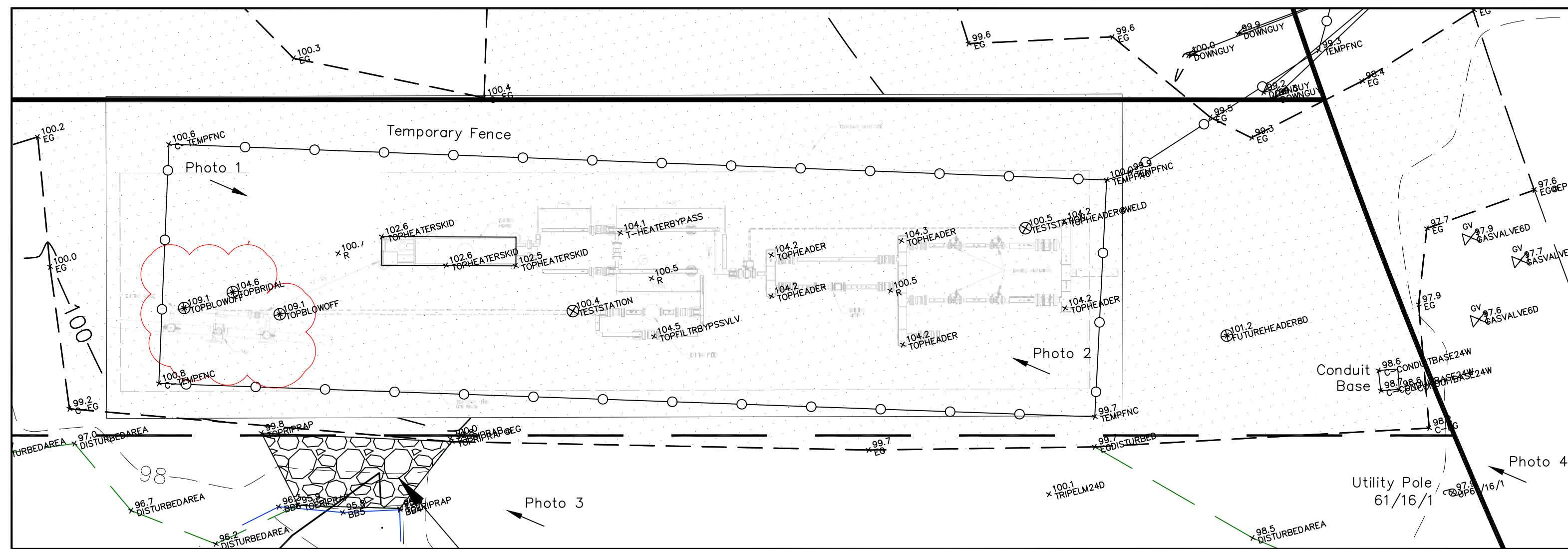
Site boundary location based on As-Built Plan completed by Easterly Surveying, Inc. and dated 4/22/2015



amec
foster
wheeler

Amec Foster Wheeler
Environment & Infrastructure, Inc.
271 Mill Road
Chelmsford, MA 01824
(978) 692-9090

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



STATION DETAIL WITH PROCESS PIPELINE AS-BUILT UNDERLAY

1" = 10'

PLAN REFERENCES:

1. "BUILDING CONFIGURATION OVER LAND OF DALE J. BOENISCH, EPPING ROAD - NH ROUTE 27, EXETER, NEW HAMPSHIRE FOR NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY", PREPARED BY JAMES VERRA AND ASSOCIATES, INC., DATED 10/14/97, JOB No. 20846 AND RECORDED AT THE R.C.R.D. AS PLAN D-26458.

2. "PLAN OF PIPE LINE OF ALLIED NEW HAMPSHIRE GAS CO., PLAISTOW, NEW HAMPSHIRE, TO EXETER, NEW HAMPSHIRE, AUGUST, 1955", PREPARED BY JOHN W. DURGIN, SHEET SHOWING STATION 257+13.3 THROUGH STATION 276+89.8 PROVIDED BY UNITIL.

N/F
LAVENDER LOFT, LLC
TAX MAP 62 LOT 112
R.C.R.D. BOOK 4932 PAGE 2819

(SEE PLAN REFERENCE #1)



Photo 1



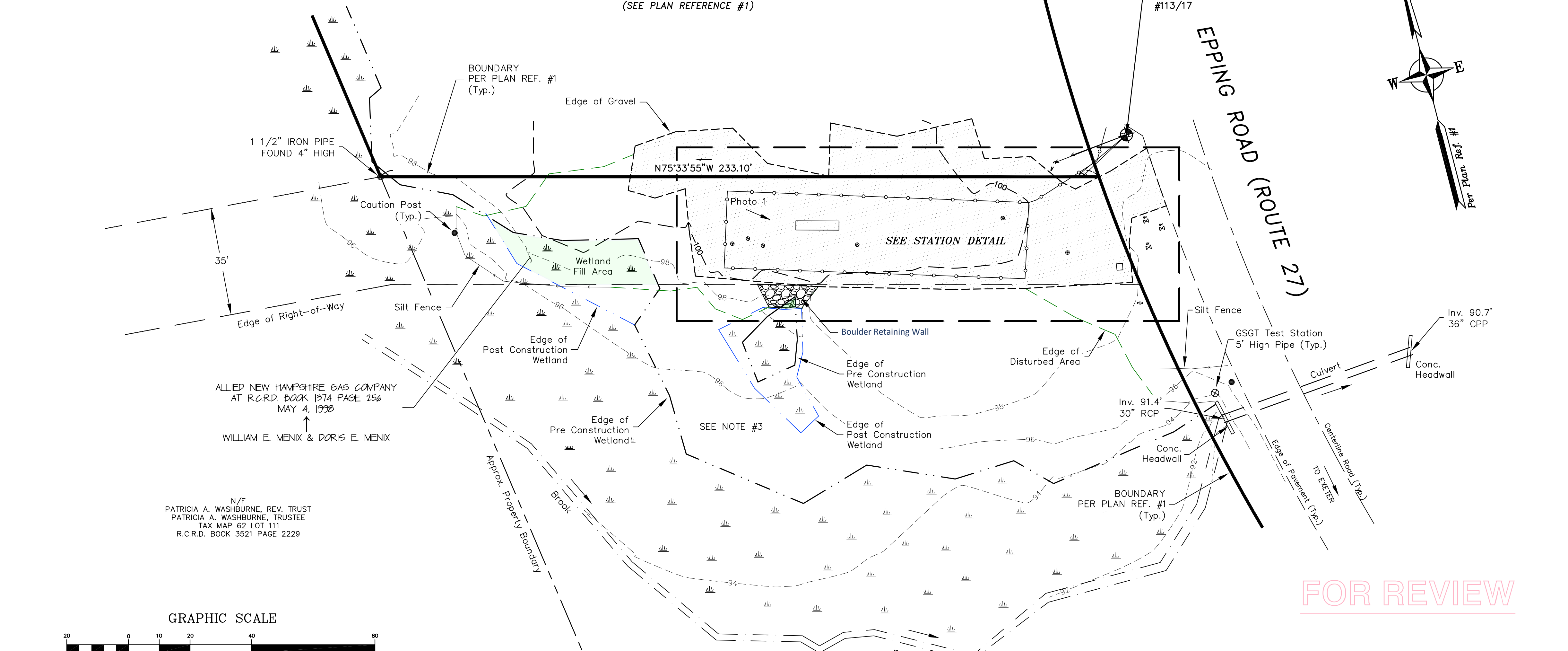
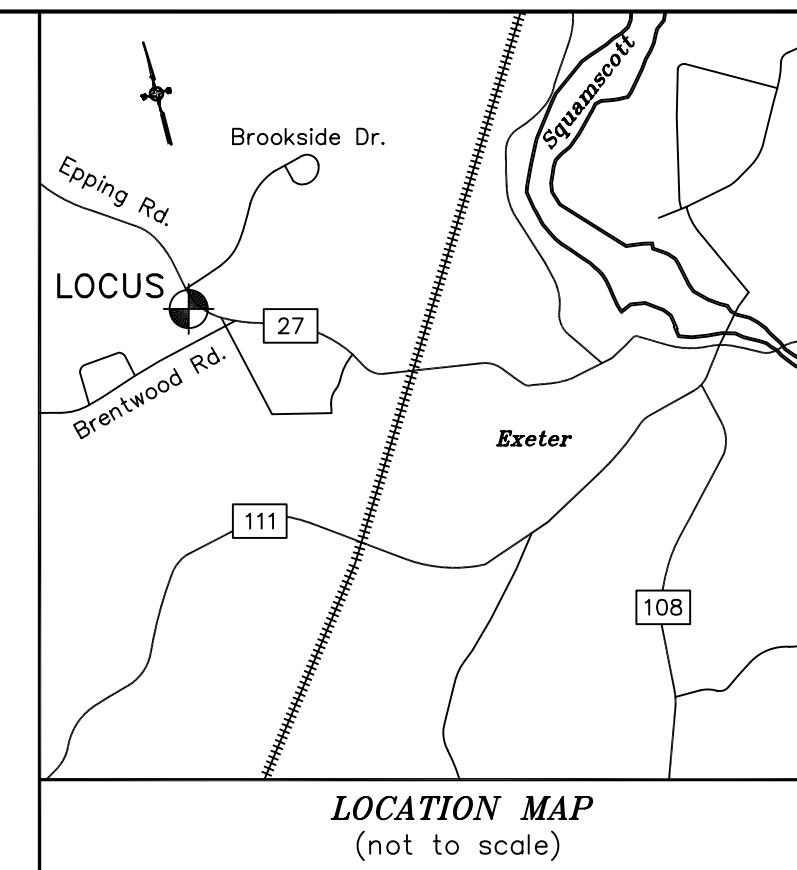
Photo 2



Photo 3



Photo 4



NOTES:

- OWNERS OF RECORD:
TAX MAP 63 LOT 9
DANIEL S. KNOWLES
MARISSA A. KNOWLES
R.C.R.D. BOOK 5405 PAGE 657
DATED JANUARY 17, 2013

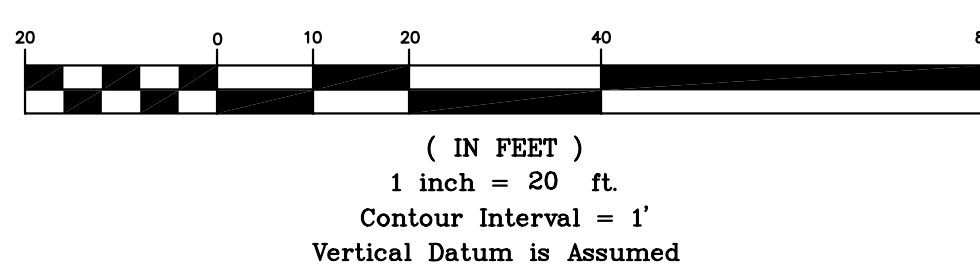
EASEMENT REFERENCE
R.C.R.D. BOOK 1374 PAGE 256
DATED OCTOBER 13, 1955
- BASIS OF BEARING IS PER PLAN REFERENCE #1.
- THE WETLAND BOUNDARY AS DEPICTED ON THIS PLAN WAS DELINEATED/FLAGGED BY JOSEPH W. NOEL, NH CERTIFIED SOIL SCIENTIST #017 AND NH CERTIFIED WETLAND SCIENTIST #086, ON MAY 16, 2014 (PRE-CONSTRUCTION) AND ON APRIL 13, 2015 (POST CONSTRUCTION). THE FLAGS WERE SURVEY LOCATED BY NORTH EASTERLY SURVEYING INC. ON MAY 16, 2014 AND APRIL 13, 2015. THE DELINEATION WAS CONDUCTED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS DOCUMENT CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, (1987) ALONG WITH THE REQUIRED REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2, JANUARY 2012).

HYDRIC SOIL DETERMINATIONS WERE CONDUCTED IN ACCORDANCE WITH THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE DOCUMENT FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7.0 (2010) ALONG WITH THE MANUAL FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND (VERSION 3, APRIL 2004).

PLANT SPECIES INDICATOR STATUS WAS BASED ON THE U.S. ARMY CORPS OF ENGINEERS PUBLICATION THE NATIONAL WETLAND PLANT LIST (2013).

AS-BUILT PLAN
FOR LOCATION AT
62 Epping Road
Exeter, Rockingham County, New Hampshire
PREPARED FOR
Unitil Energy Systems, Inc.
6 Liberty Lane West, Hampton, NH 03842
AND
Granite State Gas Transmission, Inc.
325 West Road, Portsmouth, NH 03831

North
W E
EASTERLY SURVEYING, Inc.
SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1
(207) 439-6333 KITTERY, MAINE 03904



REV.	DATE	STATUS	BY	CHKD	APPD.

SCALE:	PROJECT NO.	DATE:	SHEET:	DRAWN BY:	CHECKED BY:
1" = 20'	14652	4/22/15	1 OF 1	A.M.P.	P.L.A.

DRAWING No: 14652 As-Built
FIELD BOOK No: "Exeter #1"

Tax Map 63 Lot 9

FOR REVIEW

Attachment C

**Wetland Permit Application
Unitil – Epping Road Station
62 Epping Road, Exeter, NH**

**Attachment C
Site Photographs**



Photograph 1. View of Palustrine Forested Wetland located just below boulder wall south of Project site.



Photograph 2. View looking southwest at boulder wall in foreground and small Palustrine Forested Wetland in background; hay bales at toe of slope for erosion control.

**Wetland Permit Application
Unitil – Epping Road Station
62 Epping Road, Exeter, NH**

**Attachment C
Site Photographs**



Photograph 3. View looking southwest at silt fence in buffer area adjacent to large wet meadow in background.



Photograph 4. View looking west toward wet meadow with fill impact in foreground.

Attachment D

Herzog, Stephen

From: Lewis, Eben <Eben.Lewis@des.nh.gov>
Sent: Friday, May 08, 2015 3:35 PM
To: Herzog, Stephen
Cc: 'Barham, Roger'
Subject: RE: Site meeting 2 PM in Exeter

Good afternoon, Gents,

Thank you for meeting me out at the site on such short notice, I appreciate it. As discussed, please submit an after-the-fact wetlands permit application to request the retention of the wetland impacts from the boulder wall and fill for pipe coverage. As always, please do not hesitate to contact me with any questions.

Regards,
Eben

Eben M. Lewis
Compliance Inspector
New Hampshire Department of Environmental Services,
Land Resource Management Bureau, Pease Field Office
222 International Drive, Suite 175
Portsmouth, NH 03801
p: 603.559.1515
f: 603.559.1510
e: eben.lewis@des.nh.gov

Visit [DES Land Resources Management](#) for helpful tools and information!

From: Herzog, Stephen [mailto:stephen.herzog@amecfw.com]
Sent: Friday, May 08, 2015 8:10 AM
To: Lewis, Eben
Subject: Site meeting 2 PM in Exeter

Hi Eben:

Just confirming that we will meet at the Unitil project site at 62 Epping Road in Exeter at 2:00 PM this afternoon. Roger Barham, gas project engineer from Unitil, also plans to be there. If you need to reach me before this then, please feel free to call my mobile phone at 508-517-6470. Thank you.

Steve

Stephen Herzog
Senior Ecologist / Project Manager
Amec Foster Wheeler

271 Mill Road
Chelmsford MA 01824 USA
D 978-392-5335
M 508-517-6470
stephen.herzog@amecfw.com
amecfw.com

Vendor: TREA01 Treasurer State of New Hampshire

NO. 385848

Date June 1, 2015

Invoice
RQ052715

Date
2015/05/27

Invoice Amount
\$200.00

Net Amount
\$200.00

Amec Foster Wheeler Environment & Infrastructure, Inc.
1105 Lakewood Parkway, Suite 300
Alpharetta, GA 30009
(770) 360-0600

Remittance - Detach Before Depositing

\$200.00

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER - SEE BACK FOR DETAILS



amec
foster
wheeler

Amec Foster Wheeler Environment & Infrastructure, Inc.
1105 Lakewood Parkway, Suite 300
Alpharetta, GA 30009
(770) 360-0600

JPMorgan Chase Bank N.A.
Syracuse, N.Y.
50-937/213

385848

20150601
YYYYMMDD

PAY **TWO HUNDRED DOLLARS ZERO CENTS**

\$ 200.00

VOID AFTER 180 DAYS

TO THE ORDER OF
Treasurer State of New Hampshire
Land Resources Management Wetlands
Bureau
29 Hazen Drive
PO Box 95
Concord, NH 03302 US

⑈00385848⑈ ⑆021309379⑆

777142290⑈



To: Sarah Benoit
271 Mill Road
Chelmsford, MA 01824

Date: 7/2/2014

From: NH Natural Heritage Bureau

Re: Review by NH Natural Heritage Bureau of request dated 7/2/2014
NHB File ID: NHB14-2426

Applicant: Sarah Benoit

Location: Tax Map(s)/Lot(s):
Exeter

Project Description: The purpose of the project, referred to as the Brentwood Expansion Project, is to install a distribution section of interstate natural gas transmission pipeline. The project is located along the previously disturbed road right-of-way (ROW) along Epping Road (Rt. 27) and Pine Road. The proposed pipe installation work will be temporary impact and will take place within the previously disturbed road ROW. Unitil will install an eight-inch diameter gas pipe along the east and north side of Epping Road ROW in Exeter and along the western ROW of Pine Road. The pipe will be placed across Little River and Bloody Brook via horizontal directional drilling (HDD) beneath the rivers and their adjacent floodplains, therefore, none of the associated wetlands will be impacted in this area.

The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

This report is valid through 7/1/2015.



MAP OF PROJECT BOUNDARIES FOR NHB FILE ID: NHB14-2426



Please mail the completed form and required material to:

New Hampshire Division of Historical Resources
State Historic Preservation Office
Attention: Review & Compliance
19 Pillsbury Street, Concord, NH 03301-3570

RECEIVED
APR 27 2015

DHR Use Only	
R&C #	6667
Log In Date	4/28/15
Response Date	5/7/15
Sent Date	5/8/15

Request for Project Review by the New Hampshire Division of Historical Resources

- This is a new submittal
- This is additional information relating to DHR Review & Compliance (R&C) #:

GENERAL PROJECT INFORMATION	
Project Title	Unitil - Epping Road Station
Project Location	62 Epping Road
City/Town	Exeter
Tax Map	63
Lot #	99
NH State Plane - Feet Geographic Coordinates: (See RPR Instructions and R&C FAQs for guidance.)	Easting 4717968.05 1172097
	Northing 478005.46 178397
Lead Federal Agency and Contact (if applicable) NA	FERC
(Agency providing funds, licenses, or permits)	
Permit Type and Permit or Job Reference #	
State Agency and Contact (if applicable) NA	
Permit Type and Permit or Job Reference #	
APPLICANT INFORMATION	
Applicant Name	Jon Pfister; Unitil Corporation
Mailing Address	325 West Road
Phone Number	
City	Portsmouth
State	NH
Zip	03801
Email	pfister@unitil.com
CONTACT PERSON TO RECEIVE RESPONSE	
Name/Company	Sarah Benoit; Amec Foster Wheeler
Mailing Address	271 Mill Road
Phone Number	9783925407
City	Chelmsford
State	MA
Zip	01824
Email	sarah.benoit@amecfw.com

This form is updated periodically. Please download the current form at www.nh.gov/nhdhr/review. Please refer to the Request for Project Review Instructions for direction on completing this form. Submit one copy of this project review form for each project for which review is requested. Include a self-addressed stamped envelope to expedite review response. Project submissions will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: www.nh.gov/nhdhr/review or contact the R&C Specialist at christina.st.louis@or.nh.gov or 603.271.3558.

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

Project Boundaries and Description

- Attach the relevant portion of a 7.5' USGS Map (photocopied or computer-generated) *indicating the defined project boundary.* (See RPR Instructions and R&C FAQs for guidance.)
- Attach a detailed narrative description of the proposed project.
- Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) (Informative photo captions are requested.)
- A DHR file review must be conducted to identify properties within or adjacent to the project area. Provide file review results in Table 1. (Blank table forms are available on the DHR website.)
File review conducted on 4/23/2015.

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area? Yes No
If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s): unknown

- Photographs of *each* resource or streetscape located within the project area, with captions, along with a mapped photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity? Yes No
If yes, submit all of the following information:

- Description of current and previous land use and disturbances.
- Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.

DHR Comment/Finding Recommendation *This Space for Division of Historical Resources Use Only*

- Insufficient information to initiate review. Additional information is needed in order to complete review.
- No Potential to cause Effects No Historic Properties Affected No Adverse Effect Adverse Effect

Comments: _____

If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.

Authorized Signature: Richard Bosworth DSHRO Date: 5-7-15

These minutes are subject to possible corrections/ revisions at a subsequent
Exeter Conservation Commission Meeting

Draft Minutes
Exeter Conservation Commission
May 12, 2015

Call to Order

The meeting convened at 7:00 pm in the Nowak Room of the Exeter Town Offices on the above date.

1. MEMBERS PRESENT: Nancy Belanger (BOS Rep), Virginia Raub (Treasurer), Carlos Guindon (Vice-Chair), Jay Gregoire(Chair), Peter Richardson, Cynthia Field, Mike Field, Don Briselden. STAFF PRESENT: Kristin Murphy (Natural Resource Planner), Sarah McGraw(Recording Secretary).
2. Public Comment: None

Action Items

1. Challenges Facing Great Bay

Jeff Barnum a Great Bay-Piscataqua Waterkeeper, presented on the efforts and challenges of preserving Great Bay. Topics included, the importance of eel grass in the bay, work to recreate oyster beds, nitrogen loading in great bay and efforts to minimize nitrogen. Mr. Barnum also cited examples where municipalities such as New Castle adopted restrictions on fertilizer use. For more information contact: Jeff Barnum JBarnum@clf.org

2. Great Dam Removal Wetland Application-

Peter Walker, with VHB representing the Town of Exeter, updated the Conservation Commission on the Great Dam Removal project and the submission of a wetland application. The dredge and fill permit is for 30,000 square feet of impacted area. There will be re-grading for the stability of property adjacent to the project. Mr. Walker gave a brief history of the decision to remove the dam by the Town. He discussed the alternatives considered and the final decision. There is a sediment management plan, mitigation of historical impacts and a re-vegetation plan as part of the mitigation efforts.

Ms. Raub asked what would happend if the project were delayed. Mr. Walker confirmed the project would be delayed for about a year. Mr. Walker stated that the applicants were hoping the Conservation Commission would be supportive of the application to go on record with the Department of Environmental Services and the Army Corps of Engineers.

*Ms. Raub moved to support the application, second by Mr. Gregoire. **VOTE: Unanimous***

Mr. Briselden entered the meeting at 8:00 pm.

These minutes are subject to possible corrections/ revisions at a subsequent
Exeter Conservation Commission Meeting

3. Henderson Swasey Forest Management Plan Implementation

a. Project Update

Mr. Briselden had presented the plan to Charlie Moreno for review and input. Mr. Briselden outlined the risks for going forward with the planned tree harvesting.

b. Forester Contracts for Harvest Oversight, Invasive Plant Treatment Oversight

Ms. Murphy said the contract with Mr. Moreno includes oversight with invasive species removal. She added that Mr. Moreno suggested that the amount allotted for invasive removal is low. Ms. Murphy said that the work agreement is modeled after the initial agreement and the town will sign contracts with the logging company which would include an invasive species contract. Ms. Raub said she would like to see the schedule of payment. Ms. Murphy said they could not foresee the schedule at the moment.

*Mr. Richardson moved to sign the agreement with Charlie Moreno, second by Mr. Guindon. **VOTE: Unanimous***

Mr. Briselden suggested from his talks with Mr. Moreno, that the Conservation Commission Should Flag one side of the trails to alert the loggers of the existing trails. The logging company will have to cross the trails and explain to the public about why it is healthy to thin out the forest.

c. Outreach

Ms. Raub said she would like to do a photo journal. Ms Eberhardt who was not present at the meeting but had volunteered to create an educational flyer about logging in the Town Forest. Copies of the management plan are available on the Conservation Commission webpage.

4. Committee Reports

a. Trails

Mr. Gregoire reported on the last meeting of the Trails Committee. There was some talk about removing leaves on the trails where wet areas had accumulated.

Mr. Richardson suggested dealing with trouble spots individually and shoveling out areas where water collects. Mr. Gregoire said that the Committee would like to hold a bridge building workshop. Mr. Richardson reported work was beginning on the trails outside of the new tennis club. Ms. Raub said she had trail posts waiting to be staked in her garage. Ms. Murphy added there are two passport posts that need replacing and two trail head posts that need to be installed along with interior posts and the McDonald post that was pulled out. Ms Murphy suggested using Eagle Scouts to help.

b. Property Monitoring

Ms. Raub said her and Mr. Richardson wrapped fraser fir seedlings.

These minutes are subject to possible corrections/ revisions at a subsequent
Exeter Conservation Commission Meeting

5. Nomination and Election of Officers

There was discussion at a Board of Selectmen meeting that only regular members can serve as officers. It was noted that Ms. Raub was an officer and an alternate. It was decided that Ms. Raub and Mr. Guindon would run as regular members and Mr. and Mrs. Field would be alternates.

6. Approval of Minutes: April 14, 2015

Ms. Raub moved to approve the minutes as amended, second by Mr. Richardson. VOTE: Unanimous

7. Natural Resource Planner's Report and Correspondence

Ms. Murphy said the Department of Environmental Services was looking for help with the BRAP program in Exeter, sampling water and logging data. Ms. Murphy reported that Ms. Raub and Mr. Richardson attended a workshop for which she requested to expend funds on the registration, \$50 total.

Mr. Gregorie moved to approval the expenditure of \$50 for the workshop on wetlands, second by Mr. Guindon. VOTE: Unanimous

8. Other Business

9. Next Meeting: June 9, 2015

Ms. Raub moved to adjourn the meeting, second by Mr. Gregoire. VOTE: Unanimous

The meeting was adjourned at 9:20 pm.

Respectfully Submitted;

Sarah McGraw