

These minutes are subject to possible correction/revision at a subsequent Exeter  
Conservation Commission meeting

Exeter Conservation Commission

September 8, 2015

**Call to Order**

The meeting convened at 7:02 pm in the Nowak Room of the Exeter Town Offices on the above date.

1. MEMBERS PRESENT: Ginny Raub, Bill Campbell, Pete Richardson, Jason Gregoire, Carlos Guindon

STAFF PRESENT: Kristen Murphy (Natural Resource Planner), Sarah McGraw (Recording Secretary)

2. Public Comment: None

**Action Items**

1. **Standard Dredge and Fill 80 Epping Rd**

Jonathan Ring from Jones and Beech Engineers opened the presentation and discussed the buffer impacts that would require a CUP from the Planning Board. Jim Gove from Gove Environmental described the wetland application with a total affected area of 2,900 square feet. Mr. Gove described the area with some vernal pool activity. The plan describes a crossing for animals including a box culvert. The new design changes resulted from the Rockingham County Conservation District. The wetlands impacts are broken into 5 areas on the site. A Natural Resource Inventory was conducted and nothing significant was found. Mr. Ring said that there will be porous pavement parking lots.

Bill Campbell inquired about the vernal pools, why the application did not address them and was concerned about the project impacts. Mr. Gove said that the pools may function better some years than others. Mike Gerrepy said that the Applicant is abiding by 75 foot setbacks even though the wetlands didn't show functional value. Mr. Campbell noted that the Conservation Commission was not aware of the joint site walk with the Planning Board.

Mr. Ring noted at the Technical Review Committee Meeting last April, they discussed accessible walking trails from the site walk. B. Campbell asked about the conservation easement and who would take care of the property. M. Gerrepy said the property might be maintained by a condominium association. Ms. Raub asked about what "home" referred to in the application. Mr. Gove said that the property is spelled out in the plans. Mr. Gerrepy said the site is multiuse and not meant for ownership. Ms. Raub commented that there is more impact to the area and more runoff. Mr. Gove said that the State of New Hampshire does not require buffers for wetlands. Exeter has their own wetlands restrictions on direct wetland impacts.

Mr. Richardson commented that he thought there was some missing information from the application. Mr. Gove responded that all the information is attached to the application. Mr. Richardson was

concerned about the shore land and wetland impacts. Mr. Gove said that shorelands will be a separate issue. There was also discussion about the sight of the new buildings to the neighbors across the pond. Mr. Gerrepy said that the site walk with the Planning Board addressed some of the concerns with building sight. Mr. Guindon was concerned about the angle of the lighting of the building, and noise from residents. Mr. Ring said that there will be LED light fixtures. Mr. Campbell asked about amount of impervious surface coverage of 12%. Ms. Murphy said that the Piscataqua Regional Estuaries Partnership states that 9% or higher impervious surface is considered to show impacts.

Mr. Ring noted that there was less drainage than what is presented in the application and that there is no pipe directing storm water directly into the pond. Mr. Gerrepy said that it was discussed at the TRC meeting to maintain the property in an environmentally cautious way with language for low impacts, and low fertilizer and now phosphorus use.

Mr. Dave Wilson of Exeter commented on the diversity of the pond and the pictures he has taken over the years of the habitat growth and decrease. He stated that animals will remain at the pond after the disturbance of the area is done and hundreds of people living near the pond. He also noted the amount of invasive species has increased as the area is disturbed. Mr. Gove said that they are looking for a signature for an expedited dredge and fill. The Conservation Commission may elaborate on objections to the Department of Environmental Services. Ms. Murphy said that they could delay a DES decision until after submission.

Mr. Gerrepy noted that the Planning Board had requested a peer review of the wetlands survey and the project was delayed for months. The Conservation Commission is requested to submit comments on the buffer impacts to the Planning Board. There is 39,900 square feet of poorly drained buffer impact including areas around the access road.

A site walk was decided on for September 15, 2015 at 3:30 pm. The Conservation Commission requested Ms. Murphy submit a notice to NHDES, should there be no special meeting scheduled at the site walk.

There was more discussion on property management of the conservation easement. Ms. Raub said it would be better to have someone on the property to make sure people don't abuse the land.

#### **PUBLIC COMMENT ON A SEPARATE ISSUE:**

Doug Rugg and Keith Ludwig brought forth a property that had been in the family of Mr. Rugg. Mr. Rugg said that the family has been paying property taxes on less than then they actually owe because of an error in property surveys on land known now as Oaklands North. Mr. Rugg said he would like to keep it as conserved property but with some agreement on the Town buying the property. Mr. Gregoire suggested going back to the assessing office and figuring out the property discrepancy. The Conservation Commission could not decide on the issue because of the property ownership issues. Ms. Murphy agreed for them to set up an appointment with Assessing.

## **2. Committee Reports**

Mr. Gregoire said that there have been multiple complaints about unleashed dogs on the trails. There was discussion on getting more signage to require leashed dogs.

Ms. Murphy reported that the Town received a PREP grant to run a fertilizer campaign. At the Household Hazardous Waste day there will be a table with educational materials about the campaign. Ms. Murphy also reported that Charlie Moreno is still on board for a winter harvest of the Town property. Ms. Murphy said that it is urgent that the funds are used before the end of the year but is confident that the harvest will happen.

## **3. Approval of Minutes from August 11, 2015**

*Mr. Campbell moved to approve the minutes of August 11, 2015, second by Ms. Raug. **VOTE:** Unanimous*

The minutes of July 14, 2015 were tabled.

## **4. Natural Resource Planner's report**

Ms. Murphy noted that the lease is being revised for the Raynes Barn.

## **5. Next Meeting Date**

The next meeting will be on October 13, 2015.

*Mr. Campbell moved to adjourn, second by Ms. Raub. **VOTE:** Unanimous*

The meeting was adjourned at 9:03 pm.

9. Next Meeting: July 14, 2015

*Ms. Eberhardt moved to adjourn, second by Mr. Gregoire. **VOTE:** Unanimous*

The meeting was adjourned at 9:11 pm.

Respectfully Submitted

Sarah McGraw