



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, November 10th, 2015 at 7:00 P.M.

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items

1. Current Conditions Report for Callahan Property
2. Expenditure Request - \$30 LWCF Signs
3. Committee Reports
 - a. Trails
 - b. Outreach
 - c. Property Monitoring
4. Treasurers Report
5. Approval of Minutes: October 13, 2015
6. Other Business
7. Next Meeting: December 8th (Submission Deadline 11/25) and Agenda Items

Work Session

Planning and Management for Raynes Farm Conservation Property
Conservation Commissions Handbook Overview

Jay Gregoire, Chair

Exeter Conservation Commission

Posted: November 6th, 2015 Exeter Town Office, Exeter Public Library, and Town Departments.

Callahan
Conservation Easement
Exeter, New Hampshire

Current Conditions
Documentation Report

Prepared By:
Southeast Land Trust of New Hampshire
PO Box 675 • Exeter, NH 03833

March 2015

Affidavit of Documentation Preparer

I, Deborah Goard, Easement Stewardship Director for the Southeast Land Trust of New Hampshire, prepared this *Current Conditions Documentation Report* for the Hill Conservation Easement located at Doe Run Lane in Stratham, Rockingham County, New Hampshire. My qualifications include a Master's degree in Forest Hydrology, a Forestry License in New Hampshire, training on the subject of Baseline and Current Conditions Reports and the overseeing or assistance with the completion of over twenty Baseline Documentation and Current Conditions Reports. I have been on staff at the SELTNH since May 2011 and the SELTNH board and staff have deemed me qualified to prepare said reports.

The Callahan Conservation Easement was accepted by the Rockingham Land Trust (now known as the Southeast Land Trust of New Hampshire) and recorded in the Rockingham County Registry of Deeds on November 23, 2004 at Book 4399, Page 1185. Having reviewed the recorded Easement deed, I visited the Easement Property on October 9, 2014. I took documenting photographs at key sites on the Property and prepared a narrative and produced maps to represent the Property's condition. I undertook these activities to document the site's condition at the time the easement was conveyed and its current condition in relation to the easement terms. This documentation, a supplement to the original Baseline Documentation Report dated 11-23-2004, summarizes existing knowledge and is not necessarily a comprehensive representation of the Property's conservation values and features.

This report consists of thirty-six (36) pages, including the cover page, this *Affidavit of Documentation Preparer*, the narrative entitled *Conservation Current Conditions Documentation and Acknowledgement of Property Condition*, six maps and forty-four photographs with descriptions. Copies of this report are being provided to the Grantor and to the Executory Interest, the Town of Exeter. The original report, including original digital photo files, is on file with the Southeast Land Trust of New Hampshire in accordance with our Policy on Records Management.

Deborah Goard
Easement Stewardship Director
Southeast Land Trust of New Hampshire

Date

STATE OF NEW HAMPSHIRE
COUNTY OF _____, ss.

On this ___ day of _____, 2014, before me personally appeared Deborah Goard, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that she signed the same as her voluntary act and deed for the purposes therein contained.

Notary Public/Justice of the Peace
Name:
My Commission Expires:

Grantor Initials: _____
Grantee Initials: _____ Executory Interest Initials: _____

Conservation Easement Current Conditions Documentation and Acknowledgement of Property Condition

(To satisfy Section 1.170A-14(g)(5) of the federal tax regulations)

Grantor Name and Address:

Dean Curtin
37 Newfields Road
Exeter, NH 03833

Grantee Name and Address:

Southeast Land Trust of New Hampshire
P.O. Box 675
Exeter, NH 03833

Executory Interest Name and Address:

Town of Exeter
10 Front Street
Exeter, NH 03833

Easement Deed: Recorded at the Rockingham County Registry of Deeds on November 23, 2004 at Book 4399 Page 1185

Property Location: Exeter Tax Map 35 Lot 13 (2015)
Survey plan recorded at the Rockingham County Registry of Deeds as D-32188

Road: Newfields Road

Town/County: Exeter/Rockingham

Land Acreage & Types: 32.97 acres

64% Forest and Forested Wetland

20% Field

7% Salt Marsh

6% Horticulture

3% Pond

>1% Driveway

Project Type:

(Donation, Bargain Sale, Purchase, along with any funding source(s), restrictions or requirements etc. that may limit the use of or affect the stewardship of the Property.)

This project was a Bargain Sale by the original Grantor, the Laura Lee Callahan Revocable Living Trust.

Condition of Land:

(Condition and management status of forest or farmland, health of wetlands or waterways, unusual features, rare species, erosion, gravel pits, or pollution. Include any information that would influence the exercise of reserved rights as well as documentation of Public Benefits to satisfy the Internal Revenue Code section 170(h).)

Located within the Squamscott River HUC-12 Watershed the Property contains a number of water features which all eventually drain into Rocky Hill Brook. Just east of the Property, Rocky Hill Brook crosses under the railroad right-of-way into the Squamscott River and eventually into Great Bay. A man-made pond approximately 1 acre in size was created when the, now abandoned, railroad bed was created (photo #24 & # 32). Rocky Hill Brook flows southeasterly through the southern portion of the Property for approximately 1,500 feet (as measured using GIS) and is tidal in the southeastern corner of the Property (photo #35). The brook is surrounded by a tidal salt marsh that is classified as a prime wetland by the Town of Exeter (photo #34 & #35). At this point in time the Town has a 100 foot no cut/no disturbance buffer around designated prime wetlands. Due to the classification of the tidal salt marsh as a prime wetland a variance is required if any management is desired by the landowner. What looked to be a

Grantor Initials: _____
Grantee Initials: _____ Executory Interest Initials: _____

Current Conditions Narrative
Page 1 of 6

Conservation Easement Current Conditions Documentation and Acknowledgement of Property Condition

Callahan Easement

seasonal drainage was observed in the northeast corner of the Property; the approximate location of a portion of this drainage is shown on the attached maps. There is also a seasonal drainage that extends from the southern end of the man-made pond that drains into Rocky Hill Brook just off the Property to the east (photo #32 & #33). At this time the Town of Exeter also has a 25 foot no cut/no disturbance buffer on all streams, including those that are intermittent. The approximate locations of both the prime wetlands buffer and the stream buffers are shown on the attached water resources map.

The conservation value of this Property is enhanced by the large amount of surrounding conservation land including the abutting Harrington conservation easement held by the Southeast Land Trust, Raynes Farm and the Oaklands Town Forest both owned by the Town of Exeter and several other privately owned conserved lands. Across the Squamscott River in Stratham are the Hill and Scamman conservation easements held by the Southeast Land Trust as well as several parcels of land owned by the Town of Stratham. According to the 2010 Wildlife Action Plan the Property consists of approximately 3 acres of Tier 1 or Highest Ranked Habitat in NH; approximately 14 acres of Tier 2 or Highest Ranked Habitat in Biological Region; and approximately 13 acres of Tier 3 or Supporting Landscapes.

The Property has approximately 1,300 feet of road frontage along Newfields Road where scenic views of the field, salt marsh and surrounding forest can be seen (photo #13 & #14).

The field is currently maintained through mowing approximately every two to three weeks; less often during the rainy seasons and during drier times. Wetland drainages empty the northern portion of the Property through the culverts under the driveway as well as from flow off Newfields Road and from the top of the hill in the Exclusion Area (photo #40 & #43). Landscape plants have been planted in the north central portion of the Property (photo #2, #20 & #21) and a strip of seedlings have been planted along the edge of the forest in the eastern portion of the Property (photo #28 & #44).

The forested portion of the Property is categorized as Appalachian Oak-Pine forest and consists mainly of black cherry, white pine, shagbark hickory, sugar maple, hemlock and red oak (photo #23). The understory ranges from more open to moderately dense and contains a large amount of the invasive species oriental bittersweet and glossy buckthorn. Multiflora rose and honeysuckle are also present.

A compost pile exists in the northwest portion of the Property north of the driveway and consists of materials from onsite to be used on the Property (photo#17). In the northeastern portion of the Property close to the eastern boundary of abutter n/f David L & Johann M St. Laurent there is scattered trash located in old dumps that existed prior to the conveyance of the conservation easement (photo #22). Objects identified include glass cans and jars, tires, rusted metal buckets, cans and car parts.

Buildings, Structures and Improvements on Property:

(Size, type and condition of buildings, structures and improvements, including houses, barns, sheds, towers, docks, man-made ponds, roads, utilities, etc. Location of each shown on attached map.)

A driveway approximately 12 feet in total width is the sole access from Newfields Road to the Exclusion Area (photo #4 & #12). The driveway is currently surfaced with dirt & gravel although a Reserved Right does allow it to be paved. Three culverts exist under the driveway. The westernmost culvert is a 12-inch diameter metal culvert that does not appear to be functional (photo #11). The middle culvert is a 10-inch diameter metal culvert with the inlet north of the driveway surrounded by riprap (photo #9 & #10). The easternmost culvert is a 12-inch diameter metal culvert with a stone-lined outlet on the south side of the driveway (photo #7 & #8).

Also extending from Newfields Road to the Exclusion Area is a buried electrical line. The buried line begins at Newfields Road just north of the driveway and runs approximately parallel to the driveway to the Exclusion Area. There are two green electric boxes that stick up just above the ground about where

Grantor Initials: _____
Grantee Initials: _____ Executory Interest Initials: _____

Current Conditions Narrative
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Conservation Easement Current Conditions Documentation and Acknowledgement of Property Condition

Callahan Easement

the buried line meets the Exclusion Area (photo #3). Both electric boxes measure approximately 1-foot 10-inches by 1-foot 3-inches. East of the Exclusion Area there is another buried electrical line that runs from the garage of the house to the lamppost located just west of the man-made pond. The lamppost (photo #29) contains 2 electrical outlets.

Near the lamppost is a small fire pit lined with rocks and a wooden log that serves as a bench (photo #29). Also located near the lamppost is a small metal cage that measures approximately 4-feet by 4-feet by 5 ½-feet in height with a metal sheet for a roof and a canoe on a stand (photo #29). Just north of the lamppost and associated objects there was a pile of scaffolding near a row of stacked firewood (photo #25). Just north of the scaffolding and firewood is a wooden bench (photo #29) on the edge of the man-made pond. Two duck boxes on poles are located on the bank of the man-made pond (photo #24). Further south along the western edge of the tree line there is a large metal cage that measures approximately 14-feet by 8-feet by 10-feet tall (photo #28). Southwest of the large cage along the tree line on the southern edge of the field was a black deer feeding station (photo #28). A conversation with the landowner confirmed that the scaffolding, small metal cage and large metal cage are for wildlife and wildlife observation.

A woods road exists that extends just south of the lamppost and runs north/south parallel to the man-made pond ending just south of the pond (photo #30). The woods road has an approximately 8 foot tread width and a total width that varies between 12 and 15 feet. The woods road has a dirt surface and is located on a portion of an abandoned railroad bed. When the woods road ends, the location of the abandoned railroad bed is still prominent in the landscape (photo #31). The abandoned railroad bed can be followed south until it reaches the edge of the Property where the terrain drops off sharply and an old bridge would have been located to cross Rocky Hill Brook.

The NH Department of Transportation has a drainage easement with an area approximately 1,450 square feet along Newfields Road in the southwest corner of the Property. This permanent drainage easement is recorded in the Rockingham County Registry of Deeds on November 1, 1992 at Book 2946 Page 1926.

There are no other known structures or improvements on the Property.

Condition of Boundaries & Access:

(Monuments, blazed trees – substantially as depicted on survey plan? Means of access for stewardship and/or public purposes)

The Property's boundary is observed to be as depicted on the survey plan. The majority of the northern boundary is marked with flagging, old fence posts, a stone wall, or remnants of a barbed wire fence. The majority of the southern boundary has been marked with flagging. The eastern boundary is not marked however is evident as it abuts the railroad right-of-way. The western boundary is also unflagged but borders the NH of Transportation's right-of-way next to Newfields Road. There are no trespassing signs along Newfields Road. The Property can be accessed by Newfields Road although the best place to park is in the Exclusion Area as there is not a sufficient shoulder to park off Newfields Road.

Attachments:

1. USGS topographic map, showing approximate Property lines and nearby conservation lands
2. Aerial photograph, showing approximate Property lines
3. Soils map, showing approximate Property lines and soils of significance to the Property's protection
4. Water resources map, showing Property's surface waters, aquifers, wetlands, hydric soils, or other important hydrologic features
5. Wildlife habitat quality map, based on New Hampshire Wildlife Action Plan data (2010)
6. Annotated survey plan, showing land cover, key features, structures and improvements, boundaries, and approximate photograph locations and perspectives

Grantor Initials: _____
Grantee Initials: _____ Executory Interest Initials: _____

Current Conditions Narrative
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**Conservation Easement Current Conditions Documentation
and Acknowledgement of Property Condition
Callahan Easement**

7. Photographs, numbered to correspond with locations on annotated survey plan, and showing resources protected, structures and improvements, and other Property features
8. By reference: Callahan Conservation Easement Baseline Documentation Report dated 11-23-2004

Two (2) signature pages and eight (8) attachments follow.

Grantor Initials: _____
Grantee Initials: _____ Executory Interest Initials: _____

**Conservation Easement Current Conditions Documentation
and Acknowledgement of Property Condition**

Callahan Easement

Signature Pages

In compliance with Section 1.170A-14(g)(5) of the federal tax regulations, the undersigned accept and acknowledge that the foregoing description of natural resources and other features, together with its attachments, is an accurate representation of the Property at the time of the conservation easement conveyance.

Grantor, Dean Curtin:

Date

STATE OF NEW HAMPSHIRE
COUNTY OF _____, ss.

On this ___ day of _____, 2015, before me personally appeared Dean Curtin, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he signed the same as his voluntary act and deed for the purposes therein contained.

Notary Public/Justice of the Peace
My Commission Expires:

*Grantee, for the Southeast Land Trust of NH:
Brian Hart, Executive Director*

Date

STATE OF NEW HAMPSHIRE
COUNTY OF _____, ss.

On this ___ day of _____, 2015, before me personally appeared Brian Hart, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he signed the same as his voluntary act and deed for the purposes therein contained.

Notary Public/Justice of the Peace
My Commission Expires:

Grantor Initials: _____
Grantee Initials: _____ *Executory Interest Initials:* _____

*Current Conditions Narrative
Page 5 of 6*

**Conservation Easement Current Conditions Documentation
and Acknowledgement of Property Condition
Callahan Easement**

*Executory Interest, for the Town of Exeter
Jason Gregoire, Chairman, Exeter Conservation Commission*

Date

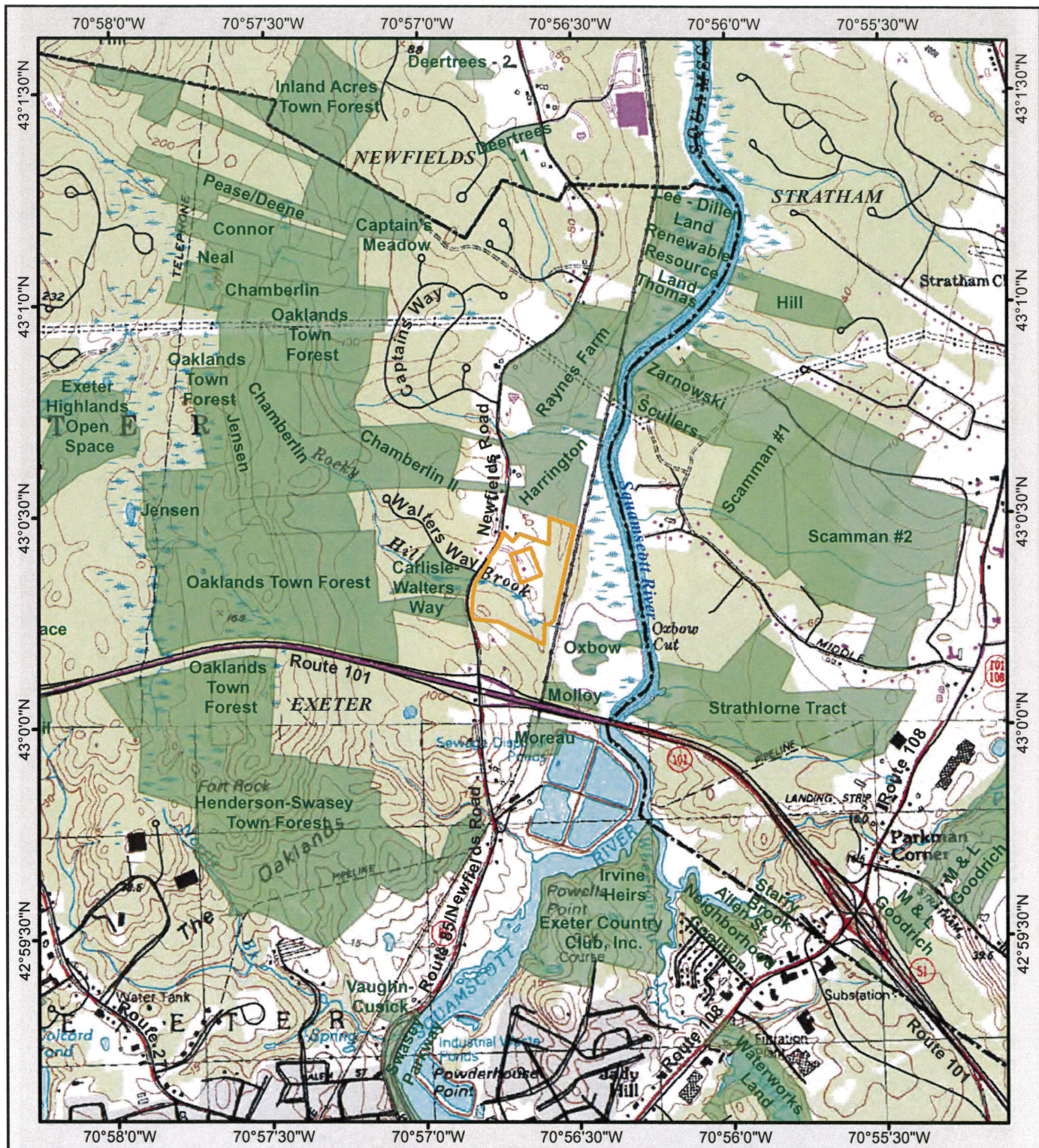
STATE OF NEW HAMPSHIRE
COUNTY OF _____, ss.

On this ___ day of _____, 2015, before me personally appeared Jay Gregoire, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he signed the same as his voluntary act and deed for the purposes therein contained.

Notary Public/Justice of the Peace
My Commission Expires:

Grantor Initials: _____
Grantee Initials: _____ Executory Interest Initials: _____

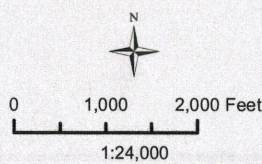
*Current Conditions Narrative
Page 6 of 6*



**Current Conditions Topographic Map
Callahan Easement & Nearby Conservation Lands
Exeter, NH**

- Conservation Easement Boundary
- Other Conservation & Public Lands
- Town Boundary

Grantor Initials: _____
 Grantee Initials: _____
 Executory Interest Initials: _____






Boundary and feature locations are approximate.
 Easement boundary based on survey RCRD D-32188.
 Conservation lands from NH GRANIT. USGS topographic
 base map (published 1970-1998) processed by NH GRANIT;
 coordinate system is NAD83 UTM Zone 19N meters.

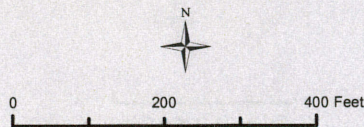
Map prepared by
 Southeast Land Trust of NH
 March 2015



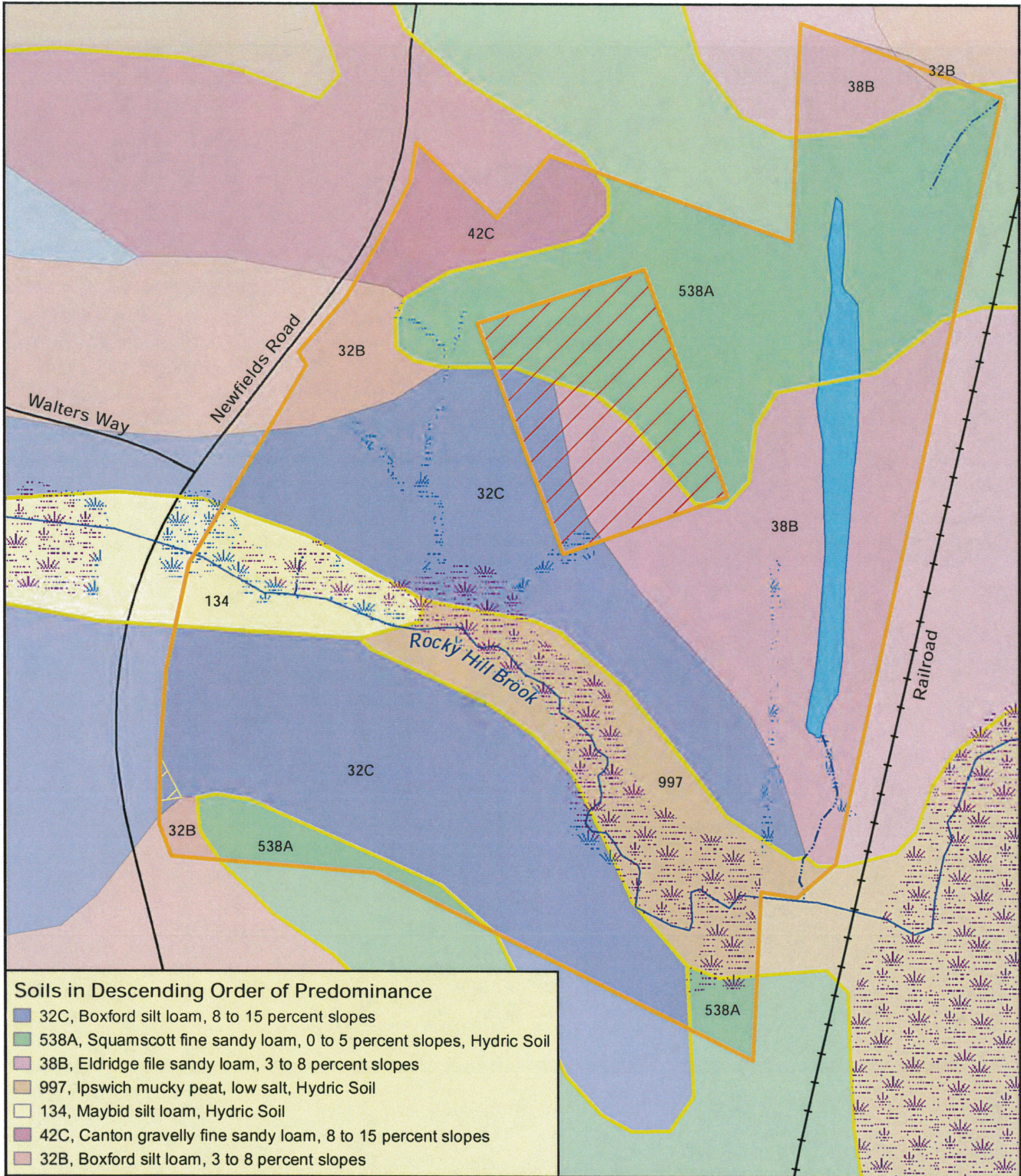
Current Conditions Aerial Photograph
 Callahan Conservation Easement
 Exeter, NH

-  Conservation Easement Boundary
-  Exclusion Area
-  Drainage Easement - NHDOT

Grantor Initials: _____
 Grantee Initials: _____
 Executory Interest Initials: _____



Boundary and feature locations are approximate.
 Easement boundary based on property survey RCRD
 D-32188. 1-meter resolution orthophoto taken by
 GeoVantage, Inc. April 12, 2014.



Soils in Descending Order of Predominance

- 32C, Boxford silt loam, 8 to 15 percent slopes
- 538A, Squamscott fine sandy loam, 0 to 5 percent slopes, Hydric Soil
- 38B, Eldridge file sandy loam, 3 to 8 percent slopes
- 997, Ipswich mucky peat, low salt, Hydric Soil
- 134, Maybid silt loam, Hydric Soil
- 42C, Canton gravelly fine sandy loam, 8 to 15 percent slopes
- 32B, Boxford silt loam, 3 to 8 percent slopes

**Current Conditions Soils Map
Callahan Conservation Easement
Stratham, NH**

- Conservation Easement Boundary
- Exclusion Area
- Drainage Easement - NHDOT
- Hydric Soils
- Prime Wetlands - Exeter
- Wetlands
- River/Stream
- Intermittent Stream
- Man-made Pond
- Road
- Railroad

0 100 200 400 Feet

Grantor Initials: _____
 Grantee Initials: _____
 Executory Interest Initials: _____



Boundary and feature locations are approximate. Easement boundary based on property survey RCRD D-32188. Roads from NHDOT. Prime wetlands from Town of Exeter. Water features from NH GRANIT and Wetlands from USFWS National Wetlands Inventory, both modified based on survey, 2010 NHDOT aerial photo and field observation. Soils data from USDA 1:24,000 Soil Survey Geographic (SSURGO).

Map prepared by
 Southeast Land Trust of NH
 March 2015





- Conservation Easement Boundary
- Exclusion Area
- Drainage Easement - NHDOT
- Man-made Pond
- River/Stream
- Intermittent Stream
- 25' Stream Buffer
- Prime Wetlands - Exeter
- Wetlands
- 100' Prime Wetlands Buffer
- Town Boundary

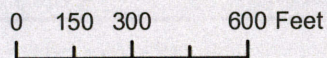
Current Conditions Water Resources Callahan Conservation Easement Exeter, NH

Boundary and feature locations are approximate. Easement boundary based on property survey RCRD D-32188. Roads from NHDOT. Prime wetlands from Town of Exeter. Wetlands from USFWS National Wetlands Inventory, and waters from 1:24,000 NH Hydrography dataset; both modified based on survey plan, 2010 NHDOT orthophoto interpretation, & field observation. 1-meter resolution orthophoto (Property) taken by GeoVantage, Inc. April 12, 2015. 1-foot resolution orthophoto (surrounding land) taken Spring 2010 for NHDOT.

Grantor Initials: _____

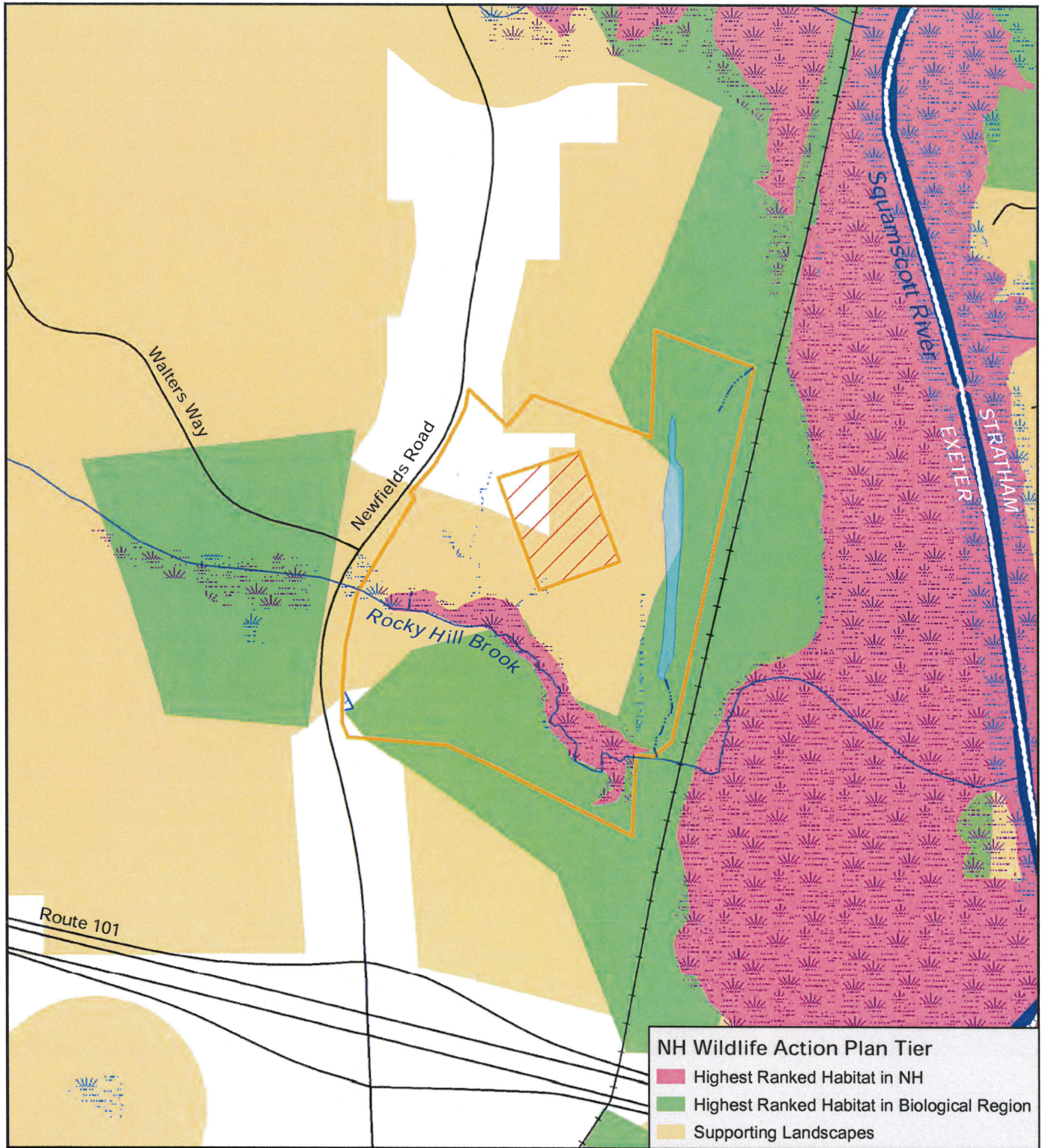
Grantee Initials: _____

Executory Interest Initials: _____



Map prepared by
Southeast Land Trust of NH
March 2015





NH Wildlife Action Plan Tier

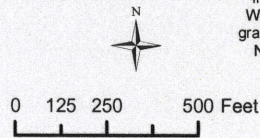
- Highest Ranked Habitat in NH
- Highest Ranked Habitat in Biological Region
- Supporting Landscapes

Current Conditions Wildlife Habitat Quality Map Callahan Conservation Easement

- Conservation Easement Boundary
- Exclusion Area
- Drainage Easement - NHDOT
- River/Stream
- Intermittent Stream
- Man-made Pond
- Wetlands
- Road
- Railroad

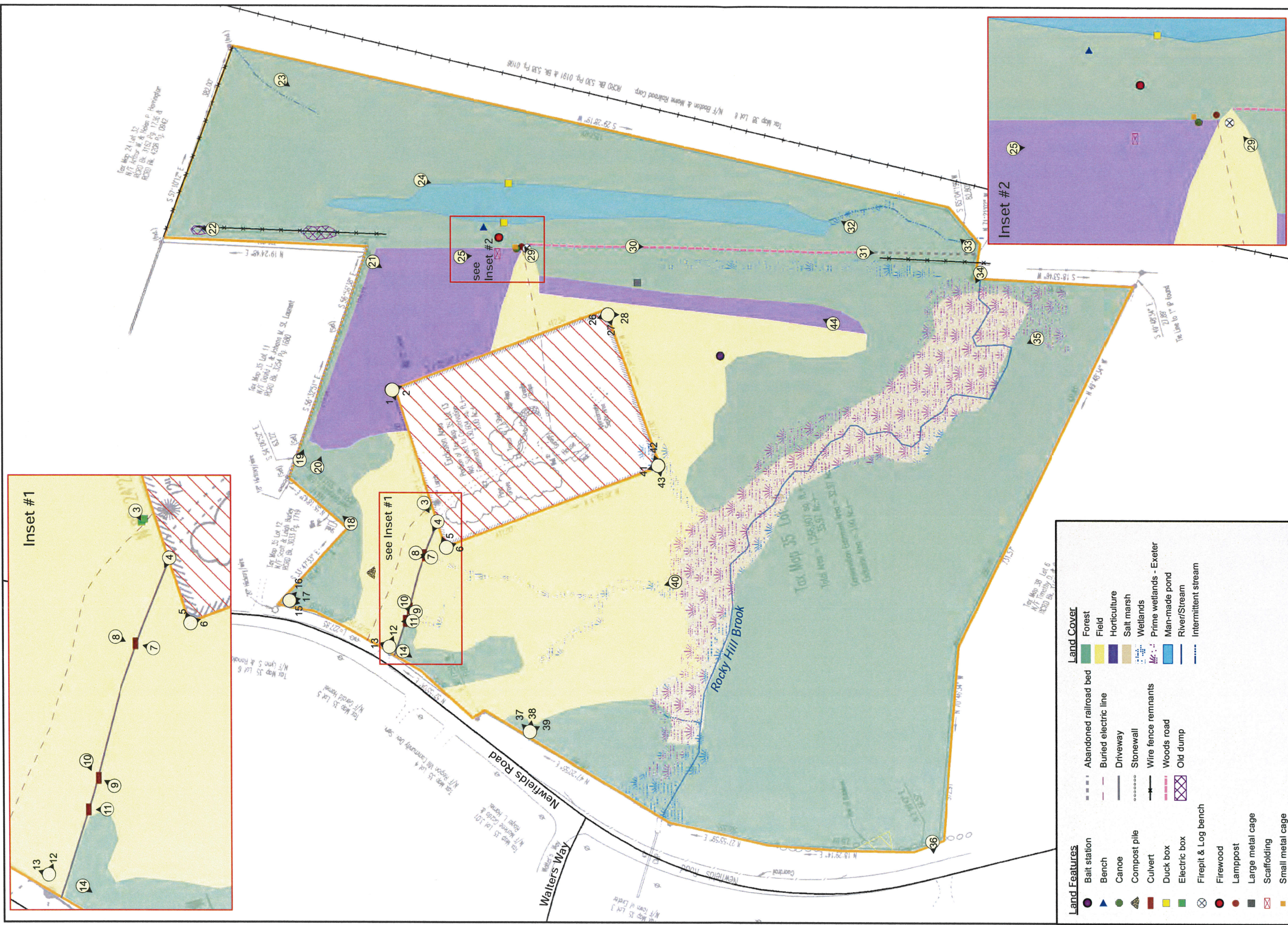
Exeter, NH

Grantor Initials: _____
 Grantee Initials: _____
 Executory Interest Initials: _____



Boundary and feature locations are approximate. Easement boundary based on property survey RCRD D-32188. Wildlife Action Plan data from NH Fish & Game Department, 2010. Roads from NHDOT. Prime wetlands from Town of Exeter. Wetlands from USFWS National Wetlands Inventory, and waters from 1:24,000 NH Hydrography dataset; both modified based on survey plan, 2010 NHDOT orthophoto interpretation, & field observation.

Map prepared by
 Southeast Land Trust of NH
 March 2015



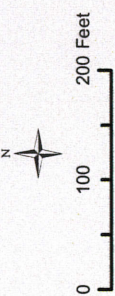
**Annotated Survey Plan Showing
Current Conditions Landcover & Photopoints
Callahan Conservation Easement
Exeter, NH**

Feature locations are approximate.
Easement boundary from property survey RCRD D-32188. Roads from NHDOT. Prime wetlands from Town of Exeter. Wetlands from USFWS 1990 NH Wetlands Inventory, and wetlands from 1:2,000 NH Highway 2010 NHDOT orthophoto interpretation & field observation.

Map prepared by
Southeast Land Trust of NH
March 2015

Land Features	Land Cover
● Bait station	■ Forest
● Bench	■ Field
● Canoe	■ Horticulture
■ Compost pile	■ Salt marsh
■ Culvert	■ Wetlands
■ Duck box	■ Prime wetlands - Exeter
■ Electric box	■ Man-made pond
⊗ Firepit & Log bench	■ River/Stream
● Firewood	⋯ Intermittent stream
● Lamppost	
■ Large metal cage	
■ Scaffolding	
■ Small metal cage	

■ Conservation Easement Boundary	— Road
■ Exclusion Area	— Railroad
○ Drainage Easement - NHDOT	○ Photo Number & Orientation



Grantor Initials: _____
 Grantee Initials: _____
 Executory Interest Initials: _____

Callahan Property, Exeter Digital Current Conditions Photographs



Photo 23: photo_Callahan_2014-10-09_23
Location Method: GPS
Latitude: 43.007625 **Longitude:** -70.941941 **Orientation:** 230°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From the interior of the Property near the northeast corner looking southwesterly at a typical forest with an open understory in this section of the Property.



Photo 24: photo_Callahan_2014-10-09_24
Location Method: GPS
Latitude: 43.006909 **Longitude:** -70.942642 **Orientation:** 209°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From the interior of the Property at the northern edge of the man-made pond looking southerly at the pond. The pond was created when the, now abandoned, railroad tracks were created.

Grantor initials: _____

Grantee initials: _____

Executory Interest initials: _____

All GPS points located with Garmin etrex VISTA HCx GPS unit
 All photographs taken with Canon PowerShot SD 4000 IS
 All directions are relative to Magnetic North per survey plans of record

Callahan Property, Exeter Digital Current Conditions Photographs



Photo 25: photo_Callahan_2014-10-09_25
Location Method: GPS
Latitude: 43.006709 **Longitude:** -70.943179 **Orientation:** 190°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From the interior of the Property just west of the man-made pond looking southerly at scaffolding, firewood, canoe with stand, small metal cage and lamppost.



Photo 26: photo_Callahan_2014-10-09_26
Location Method: GPS
Latitude: 43.00596 **Longitude:** -70.943581 **Orientation:** 356°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From the approximate southeast corner of the Exclusion Area looking north northwest along the approximate boundary line. Note the areas used to burn brush is mostly within the Exclusion Area..

Grantor initials: _____

Grantee initials: _____

Executory Interest initials: _____

All GPS points located with Garmin etrex VISTA HCx GPS unit
 All photographs taken with Canon PowerShot SD 4000 IS
 All directions are relative to Magnetic North per survey plans of record

Callahan Property, Exeter Digital Current Conditions Photographs



Photo 27: photo_Callahan_2014-10-09_27
Location Method: GPS
Latitude: 43.00596 **Longitude:** -70.943581 **Orientation:** 265°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From the approximate southeast corner of the Exclusion Area looking west southwest along the approximate boundary line.



Photo 28: photo_Callahan_2014-10-09_28
Location Method: GPS
Latitude: 43.00596 **Longitude:** -70.943581 **Orientation:** 195°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From the approximate southeast corner of the Exclusion Area looking southerly at planted seedlings. Note large metal cage in front of tree line on the left and black deer baiting station, just to the right of the center of the photo at tree line.

Grantor initials: _____

Grantee initials: _____

Executory Interest initials: _____

All GPS points located with Garmin etrex VISTA HCx GPS unit
 All photographs taken with Canon PowerShot SD 4000 IS
 All directions are relative to Magnetic North per survey plans of record

Callahan Property, Exeter Digital Current Conditions Photographs



Photo 29: photo_Callahan_2014-10-09_29
Location Method: GPS
Latitude: 43.006329 **Longitude:** -70.943146 **Orientation:** 65°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From the interior of the Property looking northeasterly toward the man-made pond at the fire pit and associated log bench, wooden bench (in light area on edge of pond) and lamppost.



Photo 30: photo_Callahan_2014-10-09_30
Location Method: GPS
Latitude: 43.005832 **Longitude:** -70.943193 **Orientation:** 198°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From the interior of the Property looking southerly at the approximately 8-foot wide woods road.

Grantor initials: _____

Grantee initials: _____

Executory Interest initials: _____

All GPS points located with Garmin etrex VISTA HCx GPS unit
 All photographs taken with Canon PowerShot SD 4000 IS
 All directions are relative to Magnetic North per survey plans of record

Callahan Property, Exeter Digital Current Conditions Photographs



Photo 31: photo Callahan_2014-10-09_31
Location Method: GPS
Latitude: 43.00464 **Longitude:** -70.943163 **Orientation:** 198°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From the interior of the Property looking southerly along the old rail road bed.



Photo 32: photo Callahan_2014-10-09_32
Location Method: GPS
Latitude: 43.004686 **Longitude:** -70.94291 **Orientation:** 45°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From the interior of the Property near the eastern boundary looking north northeasterly at the man-made pond and the drainage that connects the pond to Rocky Hill Brook. The pond was created when the, now abandoned, railroad tracks were created.

Grantor initials: _____

Grantee initials: _____

Executory Interest initials: _____

All GPS points located with Garmin etrex VISTA HCx GPS unit
 All photographs taken with Canon PowerShot SD 4000 IS
 All directions are relative to Magnetic North per survey plans of record

Callahan Property, Exeter Digital Current Conditions Photographs



Photo 33: photo_Callahan_2014-10-09_33
Location Method: GPS
Latitude: 43.00416 **Longitude:** -70.943191 **Orientation:** 289°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From near the pin just east of where the old rail road bed meets the eastern boundary looking northeasterly across drainage along the boundary line.



Photo 34: photo_Callahan_2014-10-09_34
Location Method: GPS
Latitude: 43.004219 **Longitude:** -70.943429 **Orientation:** 289°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From just off the Property south of the corner to the left of where the old rail road bed meets the eastern boundary looking westerly at the salt marsh that surrounds Rocky Hill Brook.

Grantor initials: _____

Grantee initials: _____

Executory Interest initials: _____

All GPS points located with Garmin etrex VISTA HCx GPS unit
 All photographs taken with Canon PowerShot SD 4000 IS
 All directions are relative to Magnetic North per survey plans of record

Callahan Property, Exeter Digital Current Conditions Photographs



Photo 35: photo_Callahan_2014-10-09_35
Location Method: GPS
Latitude: 43.003734 **Longitude:** -70.94378 **Orientation:** 349°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From the interior of the Property looking northwesterly at Rocky Hill Brook and the surrounding salt marsh. The field is visible in the background; left of center.



Photo 36: photo_Callahan_2014-10-09_36
Location Method: GPS
Latitude: 43.004296 **Longitude:** -70.947277 **Orientation:** 280°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From the southwest corner of the Property looking westerly across Newfields Road at the sign for the Oaklands Town Forest.

Grantor initials: _____

Grantee initials: _____

Executory Interest initials: _____

All GPS points located with Garmin etrex VISTA HCx GPS unit
 All photographs taken with Canon PowerShot SD 4000 IS
 All directions are relative to Magnetic North per survey plans of record

Callahan Property, Exeter Digital Current Conditions Photographs



Photo 37: photo_Callahan_2014-10-09_37
Location Method: GPS
Latitude: 43.006376 **Longitude:** -70.94648 **Orientation:** 59°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From the western edge of the field near Newfields Road looking northeasterly toward the driveway.



Photo 38: photo_Callahan_2014-10-09_38
Location Method: GPS
Latitude: 43.006376 **Longitude:** -70.94648 **Orientation:** 114°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From the western edge of the field near Newfields Road looking easterly toward the Exclusion Area at the field.

Grantor initials: _____

Grantee initials: _____

Executory Interest initials: _____

All GPS points located with Garmin etrex VISTA HCx GPS unit
 All photographs taken with Canon PowerShot SD 4000 IS
 All directions are relative to Magnetic North per survey plans of record

Callahan Property, Exeter Digital Current Conditions Photographs



Photo 39: photo_Callahan_2014-10-09_39
Location Method: GPS
Latitude: 43.006376 **Longitude:** -70.94648 **Orientation:** 167°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From the western edge of the field near Newfields Road looking southeasterly along the forest edge toward the salt marsh and Rocky Hill Brook.



Photo 40: photo_Callahan_2014-10-09_40
Location Method: GPS
Latitude: 43.005622 **Longitude:** -70.945438 **Orientation:** 358°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From the interior of the Property at the northern edge of the salt marsh looking north northwest at the field and the wetland drainages that flow downhill into the salt marsh and Rocky Hill Brook.

Grantor initials: _____

Grantee initials: _____

Executory Interest initials: _____

All GPS points located with Garmin etrex VISTA HCx GPS unit
 All photographs taken with Canon PowerShot SD 4000 IS
 All directions are relative to Magnetic North per survey plans of record

Callahan Property, Exeter Digital Current Conditions Photographs



Photo 41: photo_Callahan_2014-10-09_41
Location Method: GPS
Latitude: 43.005702 **Longitude:** -70.944635 **Orientation:** 356°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From the southwest corner of the Exclusion Area looking north
northwesterly along the boundary.



Photo 42: photo_Callahan_2014-10-09_42
Location Method: GPS
Latitude: 43.005702 **Longitude:** -70.944635 **Orientation:** 85°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From the southwest corner of the Exclusion Area looking
northeasterly along the boundary.

Grantor initials: _____

Grantee initials: _____

Executory Interest initials: _____

All GPS points located with Garmin etrex VISTA HCx GPS unit
All photographs taken with Canon PowerShot SD 4000 IS
All directions are relative to Magnetic North per survey plans of record

Callahan Property, Exeter Digital Current Conditions Photographs



Photo 43: photo_Callahan_2014-10-09_43
Location Method: GPS
Latitude: 43.005702 **Longitude:** -70.944635 **Orientation:** 272°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From the southwest corner of the Exclusion Area looking southwesterly toward the salt marsh and Rocky Hill Brook as well as a wet-land drainage.



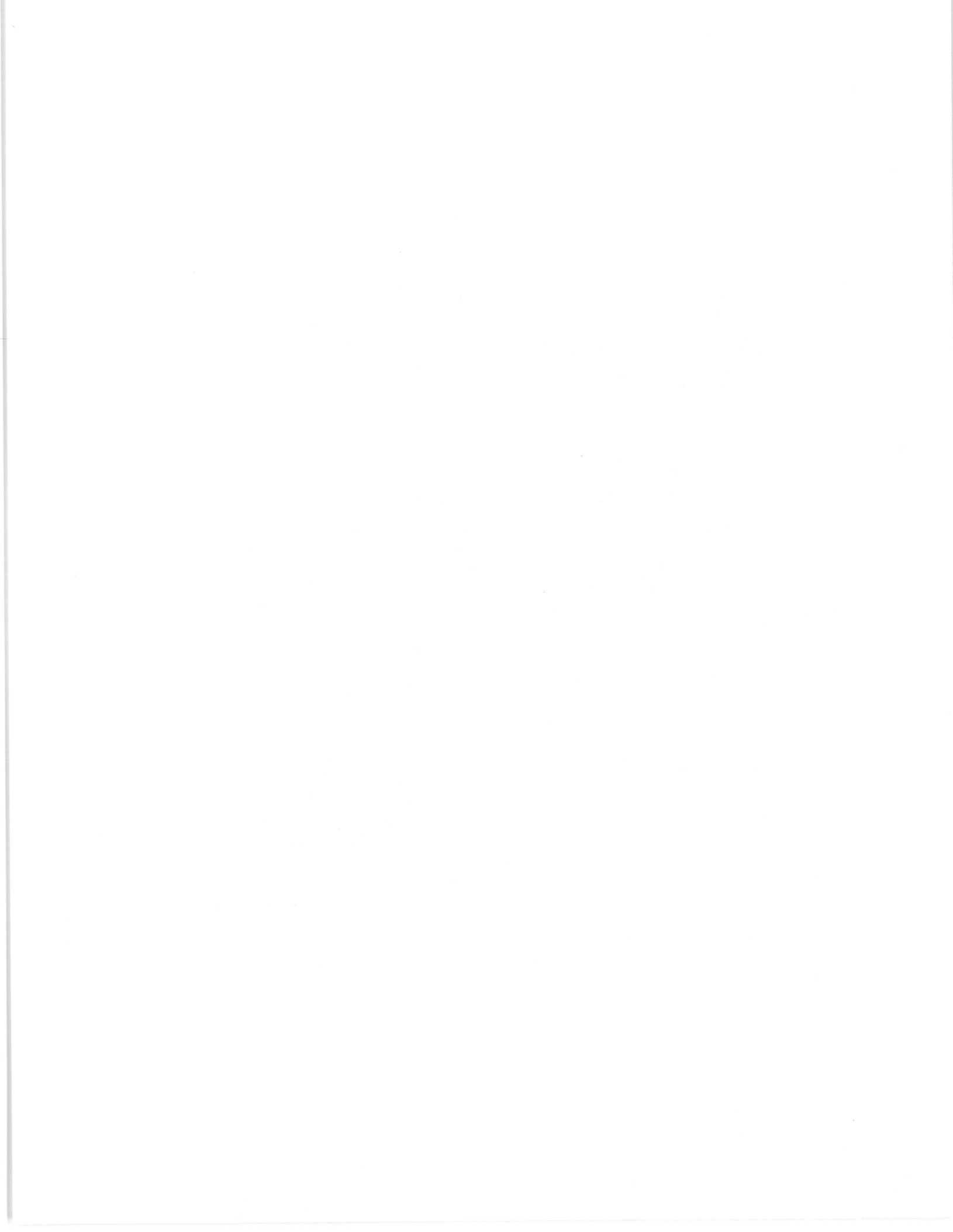
Photo 44: photo_Callahan_2014-10-09_44
Location Method: GPS
Latitude: 43.004785 **Longitude:** -70.943651 **Orientation:** 39°
Photograph Date: 10/09/2014
Photographer: Deborah Goard
Description: From the interior of the Property just west of the woods road looking north northeasterly at area seedlings were planted.

Grantor initials: _____

Grantee initials: _____

Executory Interest initials: _____

All GPS points located with Garmin etrex VISTA HCx GPS unit
 All photographs taken with Canon PowerShot SD 4000 IS
 All directions are relative to Magnetic North per survey plans of record



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Conservation Commission meeting

Exeter Conservation Commission

October 13, 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: Don Briselden, Ginny Raub, Jay Gregoire, Pete Richardson, Alyson Eberhardt, Cynthia Field, Bill Campbell

Staff Present: Kristen Murphy (Natural Resource Planner), Sarah McGraw (Recording Secretary)

2. Public Comment: None

Action Items

1. Continued discussion of the Standard Dredge and Fill Application at 80 Epping Rd

Jonathan Ring from Jones and Beach Engineers discussed the revised plan that addressed the comments made at the last Planning Board meeting. Ms. Murphy asked if the changes were only made to the buffers. Mr. Ring said that the applicant was working with the Planning Board on changes to be made to the plan.

Mike Garrepy from Tuck Realty arrived at the meeting at 7:04. Mr. Ring discussed the changes made to the site plan. He said the Conditional Use Permit was submitted on August 11, 2015 for 35,000 feet of poorly drained buffer impact in proximity to the pond. The revised CUP will be delivered to the Planning Board on October 15, 2015. Mr. Ring added there are 3 buffer impacts. The plan includes an amphibian tunnel at one of the impact sites. Parking areas will have porous pavement but considered impervious by the town of Exeter. Mr. Guindon asked about the drainage capabilities of the porous pavement. Mr. Ring explained that porous pavement should drain immediately giving the example of the 23 Hampton Road parking lot.

Jim Gove of Gove Environmental Services presented information on the wetland assessment. The application number for the NHDES Wetlands Bureau Application is 2015-02310. The Alteration of Terrain permit was also submitted. Mr. Gove said during a meeting with the AOT reviewers, they discussed the man-made pond to be used for storm water retention. He explained that it was not typical to use wetlands for storm water management but to avoid disturbance upland terrestrial habitat. The reviewers agreed to the use of the man made pond. The upland habitat has two potential vernal pools with limited terrestrial impact. There will be limited cutting near the vernal pools.

Mr. Campbell noted the last AOT permit had been denied. Mr. Ring said that the response to the AOT letter was sent while the reviewer sent their letter on September 21, 2015.

Ms. Raub noted that the retention pond was looking green in the summer. Mr. Gove said that it had been a hot dry summer and this can happen to man made pools with no outlet and clay sediment. Ms. Murphy suggested to the Commission what they were to be discussing; 1. The Wetlands Application, 2. The Conservation Easement and 3. The Conditional Use Permit Application.

Mr. Gove discussed the wetlands application. Mr. Gove said there will be 2950 feet of direct wetlands impact. Mr. Campbell noted in the application that it states there is " a building" instead of the multiple buildings. Mr. Gove said that direct wetlands impact is associated with the road. The NHDES wetlands bureau does not deal with buffers unless a prime wetland is identified. The application is not for the entire site but only direct wetlands impacts. The NHDES does not deal with secondary wetlands impacts. Mr. Guindon inquired about piping for sewage and utilities. Mr. Ring said that sewer runs along the road and utilities are underground.

Mr. Campbell noted part of the application saying " impact plants fish and wildlife, included but not limited to vernal pools." Mr. Gove replied the Natural Heritage Bureau keeps information on occurrences of endangered species within a half mile radius of a site. There

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were no endangered species found at this site. Mr. Gove said there were no direct impacts to vernal pools and that the applicant will maintain threshold habitat where possible. The applicant will apply best management practices although not required by NHDES to project places adjacent to vernal pools.

Mr. Richardson noted that the clarity of the application is sub par. Mr. Gove replied that parts of the application that do not apply do not need to be filled out. Mr. Briselden asked what would be included in the plans. Mr. Gove said listed items will include new plans, a memorandum why the changes occurred, review of wetlands habitat and the wetlands assessment. Mr. Briselden asked if the reviewer would look at all of the material in the plans. Mr. Gove said that by law everything should be reviewed.

Ms. Raub said that the cover letter does not accurately describe the scope of the project. She added that the Colcord Pond residents should be considered abutters referring to a May 11 letter. Mr. Gove replied that the CUP will be discussed and NHDES does not address Colcord Pond and there are no direct wetlands impact to Colcord Pond. Ms. Eberhardt agreed that there is a lack of information in the application and it would be helpful to have a narrative of the project.

Mr. Campbell asked if the Commission should write a letter with comments.

Ms. Murphy added that the Commission should recommend to approve or not approve the wetlands application with recommendations or recommend not to approve. If the Commission says nothing it will still go through NHDES review. Mr. Guindon said he was concerned with the indirect impacts such as noise, light, and people. He appreciated the modifications made but is concerned Colcord Ponds value will be reduced due to secondary impacts. Mr. Gove responded that he is not suggesting not to provide concerns about the secondary impact. Mr. Campbell had concerns with people disturbing the conservation area.

Mike Garrepy with Tuck Realty suggested addressing the direct wetlands impacts associated to direct wetlands application and any other comments will be amended to the cover letter. The Planning Board is awaiting comments from the Commission. Mr. Garrepy said to look at the direct impacts associated to the roads as NHDES is looking for comments on the stream crossings. Ms. Eberhardt said she was concerned with the intensive use next to potentially fragile vernal pools.

Ms. Eberhardt said that comments can be made to NHDES. Ms. Murphy asked which Commission members would be voting since there were 7 members and identify which alternates would be voting. Ms. Raub inquired about snow being from sidewalks into vernal pools. Mr. Ring said that the road is sloped toward sidewalks moving water towards catch basins.

PUBLIC COMMENT:

Mr. Clement suggested to recommend or not recommend the dredge and fill permit. While thinking about comments to NHDES, they should consider avoiding fill, reducing impact or mitigating impact. Comments should also be provided to the Planning Board. Mr. Clement said that NHDES cares about wetlands impact and to send other comments in a separate letter.

Mr. Gregoire moved to approve the Wetlands Application with comments provided.

Mr. Richardson moved to make no comment on the Wetlands Application, second by Ms. Raub.

Mr. Clement stressed the importance of providing comments to NHDES if the Commission feels strongly about the application. Mr. Clement said they can recommend to deny the application given comments or recommend to approve with conditions. Mr. Richardson withdrew his motion and Ms. Raub withdrew her second.

Mr. Gregoire restated his motion to recommend approval of the Wetlands Application with comments, second by Mr. Campbell.

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Mr. Campbell would be the voting alternate.

Ms. Eberhardt asked if the Commission has to vote to recommend. Ms. Murphy said they can vote to not object. She said she appreciates the applicants willingness to work with the Commission and minimize impacts but concerned about secondary impacts Ms. Eberhardt noted that there is lack of clarity, and indirect impacts to sensitive areas. Mr. Gregoire suggested because there is direct impact then the Commission should approve it with comments. She said the purpose of the dredge and fill application is impacts to wetlands. Ms. Eberhardt said she was not comfortable giving approval with the direct impacts. Per the direct impact, recommend an approval. Mr. Gregoire said he was keeping his motion on the table. Mr. Gregoire restated his motion.

Mr. Gregoire motioned to recommend approval of the application for direct impact subject to comments on secondary impacts , second by Mr. Campbell.

Mr. Richardson asked if they were mixing wetland application with dredge and fill ? Ms. Murphy said it was okay to add comments on the integrity of the wetland for the future. Mr. Campbell said these were things the Planning Board will look at. Ms. Raub suggested saying no objections to the wetland impacts as presented. Mr. Gregoire asked why say no objections. Ms. Raub said she wanted to address the impacts. Mr. Gregoire said to take the recommendation and comments from this evening and submit to NHDES. Ms. Ms. Murphy said NHDES has jurisdiction over the direct impacts and the Planning Board has jurisdiction over the wetland buffer. It was clarified that the motion was on the Dredge and Fill Permit. Mr. Gregoire asked for a vote. It was not clear who was opposed so he recalled the vote.

VOTE: 3 Yays 2 Nays 1 Abstenion Motion does not carry.

Ms. Earnhardt said rather than recommend approval.

Ms. Murphy said the motion by Mr. Gregoire was to recommend to approve with the following concerns listed. Ms. Eberhardt motioned to not object with the following concerns detailed at the meeting. Mr. Guindon seconded with concerns on the direct impacts on wetlands.

VOTE: 5 Yays 1 abstention.

Mr. Garrepy asked for clarification of the motion.

Ms. Murphy said the vote was not to object to direct impacts on wetlands with the following concerns: lack of clarity in the application, the significance of impacts to the wetlands, and the importance of sensitive areas.

Mr. Clement asked if the Planning Board will receive a copy of the recommendation. Ms Murphy said yes.

Ms. Murphy recommended said the conservation easement was important to discuss.

Mr. Garrepy said there were 9.1 acres to be deeded as conservation. Mr. Garrepy said that the applicant was willing to discuss the management of the easement with the Town. Ms. Murphy said it is important to get a sense from the Commission as to the management of the property. Mr. Richardson said he was concerned about trails along the shore. Mr. Garrepy said they were willing to change the location of the trails except for the ones present. Mr. Guindon expressed the importance of the buffer along the shore as it is valued as a wildlife corridor. Ms. Eberhardt asked to delineate the easement. Mr Ring responded that there would be 9 acres or ¾ of the property in conservation.

Mr. Garrepy said that they were willing to work on a management plan for the open space and are willing to remove the picnic tables and any unwanted trails from the plan. Ms. Raub asked why the detention pond was included. Mr. Garrepy said that they could modify the plan. Ms. Murphy suggested including comments on the concerns for the piece of land closer to Colcord Pond and defining the boundaries. Mr. Ring said that in some cases the Town does not have to be responsible for the land but keep as responsibility of the landowner.

Ms. Murphy suggested writing a memo to the Planning Board with comments on the area of the easement closest to Colcord Pond.

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Mr. Garrepy agreed to work with the Conservation Commission.

Mr. Ring read through the Conditional Use Permit application and noted the text has not changed but the change relates to the break down of the buffer to minimize disturbance.

Ms. Raub inquired about the final coat of pavement if the buildings will be finished at different times. Mr. Ring said that the two residential buildings should be completed at the same time as far as site work. Ms. Raub asked about lawn care. Mr. Ring referenced sheet 3 note 21 that includes the use of low nitrogen and no phosphate use. Ms. Raub noted that there is a new group in Exeter working on recommendations for lawn care. Mr. Ring said they can make a note of this with the Planning Board.

Mr. Campbell said he was concerned with 2.c of Article 9.3.1 Shore land Protection District with the impact of 91 residents. Mr. Garrepy said that the Rockingham County Conservation District is reviewing 2C as requested by the Planning Board.

Ms. Murphy said the Planning Board was looking for guidance from the Conservation Commission. Mr. Clement said the applicant is looking for relief from 9.3.1 and how much encroachment on the Shore lands District. Mr. Clement asked if the Commission was comfortable or not granting relief.

Ms. Murphy listed the concerns of the Commission.

1. Implications of the conservation area to be determined.
2. Concerns with 2.c of Article 9.3.1. The impact would be significant from 91 residential units in terms of water quality and wildlife impacts.
3. Use of the recommendations from the Exeter Healthy Lawns Initiative.
4. Concerns about road running through vernal pool buffer.

PUBLIC COMMENT:

Dave Willson of 7 Millstream Drive commented that while the RCCD will be reviewing the wildlife assessment, he maintains an extensive collection of media and information on the pond. Mr. Willson recommended not voting on anything until the RCCD recommendations come back.

Mr. Clement said part of the CUP was the requirement for RCCD to evaluate the wildlife assessment. RCCD contracted Mark West as the reviewer.

2. Summary of 6:00 pm 10/13/15 site walk to review wetland restoration to re-mediate unpermitted wetland impacts of 156 Epping Road

Ms. Eberhardt said the north end of the project needs work. Patrick Seekamp did a good job with mitigation but it was an unfortunate outcome of the large wetland fill.

Mr. Richardson said it was important to go back and view the site to view the mitigation results. Ms. Eberhardt noted there has to be permission to visit the property.

3. Committee Reports

a. Trails

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Mr. Gregoire asked for comments on his letter to the editor regarding dogs on the trails. Mr. Briselden said that it is hard to enforce but social conditioning may help.

Mr. Guindon left the meeting at 9:18.

Ms. Murphy noted that some passport posts need to be reconstructed and installed. Mr. Briselden recommended springtime construction to avoid winter damage.

4. Approval of Minutes: September 8, 2015

Mr. Gregoire moved to approve the minutes of September 8, 2015, second by Mr. Campbell. VOTE: Unanimous

Mr. Campbell moved to approve the minutes of the site walk from October 13, 2015, second by Mr. Gregoire. VOTE: Unanimous

5. Other Business

Ms. Murphy noted that November 7 there is a meeting of Conservation Commissions where there will be workshops. Mr. Gregoire said that Nick Coate, Executive Director of Conservation Commissions is making rounds to Commission meetings and may visit the December Conservation Commission meeting.

Ms. Murphy said that a student wishes to interview a Conservation Commission member. Ms. Eberhardt agreed to be interviewed.

Ms. Field left at 9: 29 pm.

6. Next Meeting: November 10, 2015

Mr. Briselden asked there has been word from Charlie Moreno, the contract forester. Ms. Murphy said that she had not.

Mr. Campbell motioned to adjourn the meeting, second by Ms. Raub. VOTE: Unanimous

The meeting was adjourned at 9:35 pm

The Commission went into work session at 9: 35 pm

Respectfully Submitted

Sarah McGraw

Background:

At a previous meeting we discussed Ben Anderson's proposal of holding a Shakespeare production in the barn. Kristen, Ben and I met at the barn to discuss the arrangements and logistics as well as the anticipated number of persons in attendance; possibly 125+/- . From that discussion we saw a need to vet the proposal with the fire department and Doug Eastman.

Update:

Subsequently we met with Doug, and fire fighter Paul Morin and explored the code implications. There were a number of conclusions from that meeting:

- The barn fits a storage category under the code and we can continue the present usage without code upgrades; i.e. fire detection systems, improved exit/egress, sprinkler system etc.
- We can use the barn for activities such as the snow shoe event or small artist visits as long as the public gathering is less than 50 people and is incidental to the storage function, without triggering the code upgrades. It would be preferred that the gathering be outside of the east end door and that people only walk in and out for viewing or activities.
- The fire department requested that we develop a more specific use plan for evaluation if we intend to go beyond the incidental usage.

The code implication requirements stated by the fire department fit with the advice provided by Team Engineering last spring when they submitted a fee proposal for the engineering assessment of the barn. As to the engineering assessment. I am meeting with Fred Emanuel of Emanuel Engineering, Stratham, this week to obtain an alternative fee proposal for the engineering assessment.

Also of note are the replacement west end doors. The doors have been painted--thanks Kristen and Ginny--and the Public Works Dept. has agreed to install them.

Context:

The context for this discussion is the Raynes Farm Development Plan. Attached is the last update, March 2015. In light of our discussions we may want to revisit the Plan and make additional changes as appropriate. I suggest the focus areas are the short and long range use of the barn, priorities for rehab and repair, and ways and means of funding.

As to repairs, the Plan's top priority are the repairs to the Northeast wall and foundation. I am reluctant to speak to an estimate until we have completed the engineering assessment. However, for discussion purposes the cost may be in the range of \$40,000. The estimate for the engineering design of the repairs is \$4,700. Completing all of the repairs may be in the range of \$100,000.

Upgrading the barn to serve as a venue for larger events (more than the incidental use, 50 or less people), would involve a sizable additional capital investment to meet the code requirements.

Other Considerations:

NH Register of Historic Places. Having the farm/barn on the Register could be helpful from a standpoint of protection as well as a positive statement for fund raising. I have made a preliminary inquiry into the feasibility of completing the application. It is achievable with a reasonable effort. It just takes time.

Funding: To date the Commission has obtained repair and improvement funds through the Town's budget and CIP process. Other sources may include LCHIP funds or other grants. As the farm and barn become more well known and used it may be feasible to consider public fund raising; ie "Friends of the Raynes".

Points for Discussion.

- Continued use of the barn as a small scale venue vs a more expanded use.
- Code and cost implications of the expanded use.
- Priority of improvements; continued barn stabilization and repairs and/or code upgrades for expanded use.
- Funding: Town CIP and/or fund raising
- Modifications to the Development Plan