



# TOWN OF EXETER, NEW HAMPSHIRE

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

[www.exeternh.gov](http://www.exeternh.gov)

## PUBLIC NOTICE EXETER CONSERVATION COMMISSION

The Exeter Conservation Commission will meet in the Exeter Town Hall  
on **Tuesday, January 12<sup>th</sup>, 2016 at 7:00 P.M.**

### Call to Order:

1. Introduction of Members Present
2. Public Comment

### Action Items

1. Standard Dredge and Fill Application for a Light Industrial/Distribution Facility at 12 Continental Drive, Tax Map 46, Lot 1 (*Jim Petropulos, Brendan Quiqley*)
2. Snowshoe Hullabaloo February Snow Shoe Race Event Request Feb 20th (*Ri Fahnestock, Sarah Sallade*)
3. Raynes Foundation Repairs Engineering (*Don Briselden*)
4. All Boards Meeting – Feb 10<sup>th</sup>, Exeter Public Library 6 pm
5. Committee Reports
  - a. Property Management
    - i. Timber Harvest Update
    - ii. Chamberlin Easement Paddock Notification
  - b. Trails
    - i. Closure Process for Harvest
    - ii. Sign Estimate
  - c. Outreach
    - i. Bobcat Hunting Legislation
    - ii. Soak NH Spring Rain Garden Install
6. Treasurers Report
7. Approval of Minutes: December 8<sup>th</sup>, 2015
8. Other Business
9. Next Meeting:
  - a. Date (2/9/16)
  - b. Submission Deadline (1/29/16)
  - c. Agenda Items

### Work Session

2016 Work Plan Development

*Jay Gregoire, Chair*

*Exeter Conservation Commission*

*January 8<sup>th</sup>, 2016 Exeter Town Office, Exeter Public Library, and Town Departments.*

**TOWN OF EXETER  
PLANNING DEPARTMENT MEMORANDUM**

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Date: January 8, 2016  
To: Conservation Commission Board Members  
From: Kristen Murphy, Natural Resource Planner  
Subject: January 12 Conservation Commission Meeting

**12 Continental Drive ( Map 46/Lot 1 )**

Received by Town Clerk: 12/15/15  
40 Day NHDES Response Deadline: 1/24/15

The project involves development of a 106,585 SF light industrial facility and associated infrastructure and will require 6,178 SF of permanent wetland impact and 59,600 SF buffer impact (a portion of which will be restored).

Wetland Application Review

- Application included items in “[Required Information](#)” check list
- Wetland application appears to be filled out accurately
- NH Heritage Bureau had no concerns or recommendations.

Town Application Review

Project requires Site Plan Review and Conditional Use Permit – Wetlands Conservation Overlay District from the Planning Board. *Of special note:* applicant has requested a waiver for relief from the 75’ paving setback. In accordance with Exeter Site Plan regulations 9.9.3.6, recommendations from the Exeter Conservation Commission are required to be reviewed and considered. The applicant’s response to waiver requirements can be reviewed in the December 14<sup>th</sup>, 2015 waiver request letter under “Waiver Request #4” in your packet. CC recommendation is requested.

Technical Review Committee (TRC) meeting was January 5<sup>th</sup>. Materials before the CC do not yet incorporate TRC recommended changes. Applicant’s re-submittal date is January 15<sup>th</sup>. Applicant is scheduled to present to the Planning Board on January 28<sup>th</sup>.

Points for Consideration:

12 Continental Drive is one of several commercial lots within the Garrison Glen development. At the time of its creation by REDC, a 212 acre conservation area was set aside to protect the more sensitive resources within this area. This area is a portion of what we call the Little River Conservation Area.

The applicant is proposing a large amount of the wetland buffers impacted by the construction to be restored through seeding and allowed to naturally revegetate.

Applicant provided arguments for the criteria in both the wetland application (Attachment A 20 Questions) and wetland waiver request appear accurate and persuasive.

Recommendation:

*Should you concur with the applicant’s response to Attachment A. 20 Questions, I recommend sending a letter of no objection to the project as presented to NH DES.*

*Should you concur with the applicant’s response to Wetland Waiver Guidelines, I recommend sending a memo supporting the waiver request to the Planning Board.*

**Snowshoe Hullabaloo Event Request- Feb 20<sup>th</sup>**

Event application is in your packet. As discussed during the timber meeting in December, the logging operation may impact their course route. Both Ri and Sarah have asked to be kept in the loop on logging operation timing and trail closures. I’ve included their past maps so that we could identify sections that are likely to be impacted during harvest.

*Recommendation: Approve with condition that course will be dependent on logging operations.*



### **Raynes Maintenance Planning**

Don Briselden has requested an estimate from an engineering firm for developing a list of improvement/repair needs for Raynes Barn with approximate cost estimates. The priority from this list is to stabilize the sidewall that was temporarily secured last year. The proposal is attached. Follow-up correspondence indicated that item 2 on the proposal would cost \$1500.

*Recommendation: Approve the expenditure of \$1,500 for repair of the north sill. \$1450 from Contract Services, \$50 from Conservation Land Administration .*

### **All Boards Meeting:**

You should have received an invitation to attend the All Boards Meeting Feb 10<sup>th</sup>. Your packet includes the email which contains agenda topics. If you need a copy of this report again please contact me.

### **Chamberlin Easement Paddock Notification**

As mentioned at the last meeting the new owners for the Chamberlin Easement had planned to exercise their reserved rights in the Conservation Easement to install a horse paddock. The property has a 12 acre exclusion area within which the majority of the paddocks will be located. There is a need however, to overlap onto the easement by 50' in one direction and 150' in another. In accordance with the easement language they are to notify the Commission prior to exercising their reserved rights. They did so by sending along the information contained in their packet.

*Recommendation: No action required.*

### **Timber Harvest/Trail Closure Process:**

Sweets Logging was contractor was selected at 12/15 special meeting. Legal counsel is reviewing a draft contract. It is hoped this will be finalized by Tuesday's meeting.

*Recommendation: Sign contract if available, if not, designate a member to sign following approval by legal counsel.*

To close trails onsite will require installation of signage along trail junctions and will require assistance from Commission members.

*Recommendation: Identify members who will participate*

### **Sign Estimate:**

Jason Fritz (NEMBA trail patrol rep) said his father is a woodworker. I took the liberty of obtaining an estimate. See email from Larry Fritz in packet.

*Recommendation: Discuss sign design further with the White family to see if costs can be reduced.*

### **Bobcat Legislation:**

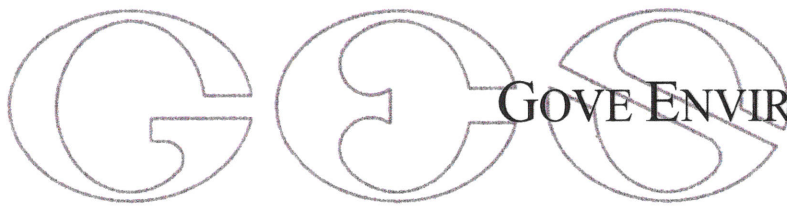
Stoddard Conservation Commission sent correspondence requesting your support in opposing the proposed legislation to allow hunting/trapping of bobcats. In addition, Selectboard member Anne Surman also reached out to Jay Gregoire to inquire if you would be taking a position. She plans to attend the hearing Feb 1 at 6pm. Packet includes the letter from Stoddard CC as well as letter of opposition prepared for you, should you agree to oppose.

*Recommendation: Determine if you would like to take a position as a Commission on this issue and if you do, if you support signing the provided letter or preparing your own.*

### **Soak NH Rain Garden:**

Summer 2015, Pete, Ginny and I met with volunteers from the SoakNH program. We looked at the possibility of doing a neighborhood rain garden installation. Two areas were considered: Marshall Farms and Westside Drive. We have residents within Marshall Farms who have expressed interest in installing a raingarden. Westside Drive we would have to find a willing participant. I am looking to see if this is a project the CC is willing to support ideally with both volunteers for labor/outreach as well as \$250 in funds to offset raingarden costs.

*Recommendation: Should you support the project \$250 could be funding with Community Svcs funds.*



GOVE ENVIRONMENTAL SERVICES, INC.

NH DES WETLANDS BUREAU  
DREDGE & FILL APPLICATION

For

LIGHT INDUSTRIAL/DISTRIBUTION  
FACILITY

12 Continental Drive  
Exeter, NH

*Town Clerk's Office*

DEC 15 2015

*Received*

December 15, 2015

Prepared By

Gove Environmental Services, Inc.  
8 Continental Dr Bldg 2 Unit H, Exeter, NH 03833-7526  
Ph (603) 778 0644 / Fax (603) 778 0654  
[info@gesinc.biz](mailto:info@gesinc.biz) / [www.gesinc.biz](http://www.gesinc.biz)

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### List of Figures (located before the Appendices)

Figure 1—USGS Locus Map

Figure 2—Reduced Wetland Impact Plan

### List of Appendices

Appendix A Impact Area Photos

Appendix B Abutter Information

Appendix C New Hampshire Natural Heritage Inventory Inquiry

Appendix D State Historic Preservation Office Inquiry

Appendix E ACOE Supplemental Information Form

Appendix F Project Support Correspondence

Appendix G Site Plans (under separate cover)

**NH DES Dredge & Fill Application Form**

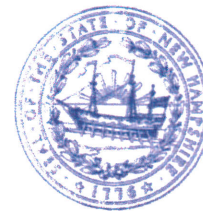




# WETLANDS PERMIT APPLICATION

Water Division/ Wetlands Bureau  
Land Resources Management

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



RSA/Rule: Env-Wt 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: **12 Continental Drive** TOWN/CITY: **Exeter**

TAX MAP: **46** BLOCK: \_\_\_\_\_ LOT: **1** UNIT: \_\_\_\_\_

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

LOCATION COORDINATES (If known): **1166605 E 1181588 N**  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.

**The project involves the development of the property to include a 106,585 SF light industrial and distribution facility, associated access road, parking, loading areas, and stormwater management features. The lot lies within the Garrison Glen Industrial Park and has been targeted by the Town for development as it also lies within the Exeter TIF (Tax Increment Financing) District.**

**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...**

**Municipal site plan review, NHDES Alteration of Terrain permit**

**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 15 - 3691.

b.  Designated River the project is in ¼ miles of: \_\_\_\_\_; and  
date a copy of the application was sent to the [Local River Management Advisory Committee](#): Month: \_\_\_ Day: \_\_\_ Year: \_\_\_

NA



**7. APPLICANT INFORMATION (Desired permit holder)**

LAST NAME, FIRST NAME, M.I.: <b>Thomas Monahan</b>			
TRUST / COMPANY NAME: <b>Garrison Glen, LLC</b>		MAILING ADDRESS: <b>141 Main Street</b>	
TOWN/CITY: <b>Nashua</b>		STATE: <b>NH</b>	ZIP CODE: <b>03060</b>
EMAIL or FAX: <b>Thomasfmonahan@hotmail.com</b>		PHONE:	
ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES 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 NHDES to communicate all matters relative to this application electronically			

**9. AUTHORIZED AGENT INFORMATION**

LAST NAME, FIRST NAME, M.I.: <b>bquigley@gesinc.biz</b> <i>Brendan Quigley</i>		COMPANY NAME: <b>Gove Environmental Services, Inc.</b>	
MAILING ADDRESS: <b>8 Continental Drive Bldg 2 Unit H</b>			
TOWN/CITY: <b>Exeter</b>		STATE: <b>NH</b>	ZIP CODE: <b>03833-7507</b>
EMAIL or FAX: <b>bquigley@gesinc.biz</b>		PHONE: <b>603-778-0644</b>	
ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES 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:

- 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.
- I have reviewed and submitted information & attachments outlined in the Instructions and Required Attachment document.
- All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.
- I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.
- I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.
- 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.
- I have submitted a Request for Project Review (RPR) Form ([www.nh.gov/nhdhr/review](http://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.
- I authorize NHDES and the municipal conservation commission to inspect the site of the proposed project.
- I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.
- 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.
- I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.
- The mailing addresses I have provided are up to date and appropriate for receipt of NHDES correspondence. NHDES will not forward returned mail.


 Property Owner Signature	<i>Thomas F Monahan</i> Print name legibly	<i>12/11/15</i> Date
-----------------------------------------------------------------------------------------------------------------	-----------------------------------------------	-------------------------

## 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.

	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 single, 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.		TEMPORARY Sq. Ft. / Lin. Ft.	
Forested wetland	6,178	<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		<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
<b>TOTAL</b>	<b>6,178 /</b>		<b>/</b>	

**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) 6,178 sq. ft. X \$0.20 = \$ 1,235.60

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 = \$ 1,235.60

[shoreland@des.nh.gov](mailto:shoreland@des.nh.gov) or (603) 271-2147

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

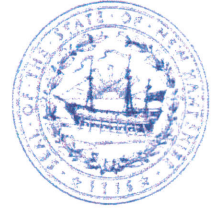
[www.des.nh.gov](http://www.des.nh.gov)



# WETLANDS PERMIT APPLICATION – ATTACHMENT A MINOR AND MAJOR - 20 QUESTIONS

Water Division/ Wetlands Bureau/ Land Resources Management

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



RSA/ Rule: RSA 482-A, Env-Wt 100-900

**Env-Wt 302.04 Requirements for Application Evaluation** - For any major or minor project, the applicant shall demonstrate by plan and example that the following factors have been considered in the project's design in assessing the impact of the proposed project to areas and environments under the department's jurisdiction. Respond with statements demonstrating:

1. The need for the proposed impact.

The proposed project is to construct a light industrial and distribution facility on an existing lot with the Garrison Glen Industrial Park. The facility is being proposed by a local New Hampshire business which requires a larger facility to accommodate their growing business. The NH Department of Resources and Economic Development (DRED) has been actively working with this business to assist them in relocating within the state therefore maintaining NH jobs and economic benefits. The proposed lot is highly desirable since it is located nearby their existing facility in Kingston, within an existing industrial park, and within the Exeter TIF district in which the Town is supporting development.

2. That the alternative proposed by the applicant is the one with the least impact to wetlands or surface waters on site.

The nature of the facility requires a large contiguous block of land with little opportunity for shifting site elements to avoid impacts. The wetlands on this site surround a large buildable upland on which the building and associated paved surfaces have been situated. Impacts have been limited to four small areas of the wetland edge and minimized through the use of steep grading. The building has been shifted back on the site and the access road lengthened. This solution increases utility connection and road building costs but allows impacts to the finger of wetland extending into the site to be largely avoided. The proposed alternative is therefore the least impacting alternative.

[shoreland@des.nh.gov](mailto: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](http://www.des.nh.gov)

3. The type and classification of the wetlands involved.

**All the wetland areas are seasonally saturated forested wetlands (PFO1E) dominated by Red Maple**

4. The relationship of the proposed wetlands to be impacted relative to nearby wetlands and surface waters.

**The wetland represents the uppermost reaches of the large wetland complex associated with the confluence of Little River and Bloody Brook which is well off-site to the east. The wetland associated with the project is only loosely associated with these waterways and is distinctly different than the very poorly drained swamps and marshes bordering around these waterways.**

5. The rarity of the wetland, surface water, sand dunes, or tidal buffer zone area.

**The wetland on this site is marginal red maple forested wetland which is common in New Hampshire.**

6. The surface area of the wetlands that will be impacted.

**The project involves a surface area impact of 6,178 square feet.**



7. The impact on plants, fish and wildlife including, but not limited to:
  - a. Rare, special concern species;
  - b. State and federally listed threatened and endangered species;
  - c. Species at the extremities of their ranges;
  - d. Migratory fish and wildlife;
  - e. Exemplary natural communities identified by the DRED-NHB; and
  - f. Vernal pools.

**The New Hampshire Natural Heritage Bureau has indicated there are no species of concern on or in the vicinity of the project site. A vernal pool investigation was conducted in April of 2014 and no pools were identified within the development area of the site. A vernal pool was identified adjacent to Continental Drive and largely off-site (see plan). This location is already occupied by an existing driveway which will be utilized for the project with minimal disturbance for re-grading. Photos of this area are included in the appendicies.**

8. The impact of the proposed project on public commerce, navigation and recreation.

**The project will have net positive impact on public commerce though job creation, tax base, and the sales of the goods that facility will create. The property is entirely private and offers no public recreation benefits, nor does it have any connectivity for waterway navigation.**

9. The extent to which a project interferes with the aesthetic interests of the general public. For example, where an applicant proposes the construction of a retaining wall on the bank of a lake, the applicant shall be required to indicate the type of material to be used and the effect of the construction of the wall on the view of other users of the lake.

**The site of the proposed project is an existing development lot within an existing industrial park. The proposed development is entirely consistent with the existing uses and zoning and should have no impact on the aesthetic interests of the public .**

10. The extent to which a project interferes with or obstructs public rights of passage or access. For example, where the applicant proposes to construct a dock in a narrow channel, the applicant shall be required to document the extent to which the dock would block or interfere with the passage through this area.

**This site is private property with no current right of public passage.**

11. The impact upon abutting owners pursuant to RSA 482-A:11, II. For example, if an applicant is proposing to rip-rap a stream, the applicant shall be required to document the effect of such work on upstream and downstream abutting properties.

**Proposed impacts are completely contained on the site and will not affect abutters in any way. Drainage from the proposed development will be handled on-site in accordance with AOT requirements, therefore ensuring there will be no impact to abutting properties upstream or downstream from the site.**

12. The benefit of a project to the health, safety, and well being of the general public.

**The project involves the construction of a facility that will manufacture edible gift baskets and will have no significant effect on public health or well being**



13. The impact of a proposed project on quantity or quality of surface and ground water. For example, where an applicant proposes to fill wetlands the applicant shall be required to document the impact of the proposed fill on the amount of drainage entering the site versus the amount of drainage exiting the site and the difference in the quality of water entering and exiting the site.

**The comprehensive stormwater management proposed for the development will fully comply with AOT requirements, therefore ensuring no changes to the quantity or quality of stormwater post development.**

14. The potential of a proposed project to cause or increase flooding, erosion, or sedimentation.

**These interests will be protected during the construction term through best management practices as specified in the plans and the AOT permit. Post development, the stormwater management system will ensure that flooding, erosion, and sedimentation do not occur.**

15. The extent to which a project that is located in surface waters reflects or redirects current or wave energy which might cause damage or hazards.

**The project is not directly associated with a waterbody or waterway and does not involve elements of wave action or current.**

16. The cumulative impact that would result if all parties owning or abutting a portion of the affected wetland or wetland complex were also permitted alterations to the wetland proportional to the extent of their property rights. For example, an applicant who owns only a portion of a wetland shall document the applicant's percentage of ownership of that wetland and the percentage of that ownership that would be impacted.

**The size of the wetlands on site is very small in relation to the overall size of the wetland complex which lies primarily off site in existing conservation land. The proposed impacts are an even smaller portion of the this wetland. If similar impacts were allowed to other owners net effects would be commensurately small.**

17. The impact of the proposed project on the values and functions of the total wetland or wetland complex.

**The wetland associated with the project site does likely provide a number of functions and values by virtue of its association with a large wetland complex and existing conservation area. Principle among these are likely wildlife habitat, water quality, and public recreation/aesthetic value. The majority of these functions and values, however, are derived from the main body of the wetland which lies with the adjacent conservation land. The proposed impacts are to the very edge wetlands and finger like projections that are only loosely associated with the main wetland area nearer to Little River and Bloody Brook. The impact areas are in closer proximity to Continental Drive and other existing similar development. For these reasons the proposed impacts will have negligible, if any effect on the overall functions and values of the wetland areas.**

18. The impact upon the value of the sites included in the latest published edition of the National Register of Natural Landmarks, or sites eligible for such publication.

**No such areas have been identified**

19. The impact upon the value of areas named in acts of congress or presidential proclamations as national rivers, national wilderness areas, national lakeshores, and such areas as may be established under federal, state, or municipal laws for similar and related purposes such as estuarine and marine sanctuaries.

**No such areas have been identified**

20. The degree to which a project redirects water from one watershed to another.

**No such areas have been identified**

**PLEASE SEE THE ATTACHED TEXT AND ATTACHMENTS FOR ADDITIONAL INFORMATION.**



## 1.0 Introduction

This Minor Impact Dredge and Fill Application is being submitted by Gove Environmental Services, Inc. on behalf of Garrison Glen, LLC for 6,178 square feet of wetland impact associated with the development of the property located at 12 Continental Drive Exeter, NH. The project site, identified on assessor Map 46 as Lot 1, totals 22.87 acres located near the end of Continental Drive within the Garrison Glen Industrial Park. The site is entirely wooded except for an existing access drive which is a shared access for lot 46-2.

The proposed project involves the construction of a light industrial manufacturing and distribution facility, associated access, parking, loading area, and stormwater management. The following sections and appendices provide details on the proposed project, the proposed impacts, and the requirements outlined in Env-Wt 300.

## 2.0 Wetland Resources

The wetlands on the site were delineated by Gove Environmental Services in April 2014 utilizing the standards of the Corps of Engineers *Wetlands Delineation Manual*<sup>1</sup> and the NH DES Wetlands Bureau *Code of Administrative Rules*<sup>2</sup>. Dominant hydric soil conditions within the wetlands were identified using the criteria in *Field Indicators for Identifying Hydric Soils in New England*<sup>3</sup>. Wetland flags were located by Hayner/Swanson, Inc. Wetlands were classified by GES utilizing the *Classification of Wetlands and Deepwater Habitats of the United States*<sup>4</sup>.

All of the proposed impact areas are to a single wetland which wraps around the buildable portion of the site and extends off site to the north and west. The wetland is marginally wet, poorly drained, forested wetland dominated by red maple (PFO1E). This wetland represents the uppermost reaches of the large wetland complex associated with the confluence of Little River and Bloody Brook which is well off-site to the northwest. The affected wetland is only loosely associated with these waterways and distinctly different than the very poorly drained swamps, marshes, and beaver flowages that form the heart of the wetland complex.

---

<sup>1</sup> Environmental Laboratory. 1987. "Corps of Engineers Wetlands Delineation Manual," Technical Report Y-87-1. Vicksburg, MS: U.S. Army Engineer Waterways Experiment Station: NTIS No. AD A176 912.

<sup>2</sup> NH Code Admin. R. [Wt] Ch. 100-800.

<sup>3</sup> New England Hydric Soils Technical Committee. 2004. 3rd ed., *Field Indicators for Identifying Hydric Soils in New England*. Lowell, MA: New England Interstate Water Pollution Control Commission.

<sup>4</sup> Cowardin, L. M., 1979. *Classification of Wetlands and Deepwater Habitats in the United States*. Washington, D.C.: U.S. Department of the Interior, Fish and Wildlife Service.

There are no vernal pools within the development area of the site. A small area of scrub shrub wetland (PSS1H) extends onto the very narrow portion of the lot adjacent to Continental Drive prior to the site access drive (see photos). This area does contain vernal pool breeding habitat but no impacts are proposed in this location.

## **2.1 Wetland Function and Value**

By virtue of its association with a large wetland complex and existing conservation area, the wetland on and adjacent to the site does likely support a number of functions and values. Principle among these are likely wildlife habitat, water quality, and public recreation/aesthetic value. The majority of these functions and values, however, are derived from the main body of the wetland which lies within the adjacent conservation land. The proposed impacts are to the very edge wetlands and finger like projection into the site, both of which are only loosely associated with the main wetland area nearer to Little River and Bloody Brook. The impact areas are also closer to Continental Drive and other existing similar development. For these reasons, the proposed impacts will have negligible, if any effect on the overall functions and values of the wetland areas which will remain intact.

## **3.0 Project Description and Impacts**

The proposed project is to construct a light industrial and distribution facility at 12 Continental Drive in Exeter on an existing lot with the Garrison Glen Industrial Park. The project includes a 106,585 SF light industrial and distribution facility, associated access road, parking, loading areas, and stormwater management features. The facility is being proposed for a local New Hampshire business which urgently requires a larger facility to accommodate their growing business. The NH Department of Resources and Economic Development (DRED) has been actively working with this business to assist them in relocating within the state. The proposed lot is highly desirable since it is located nearby their existing facility in Kingston, within an existing industrial park, and within the Exeter TIF district where the town of Exeter is actively supporting such development (see correspondence in appendix F).

The project proposes involves a total of 6,178 square feet of direct wetland impact. These direct impacts are located at the very edges of the wetland associated with the site and represent the least possible impact necessary to construct the required facility. A single area of vernal pool breeding habitat is located at the far southeast end of the property in the narrow pan-handle adjacent to Continental Drive. The existing access driveway for 18 Continental Drive will be utilized for the project with only minor grading to maintained lawn area, approximately 260 feet from the pool. No other disturbance is proposed in proximity to the pool.



### **3.1 Wt 302.01 Statement of Purpose**

The purpose of the proposed project is to construct a light industrial and distribution facility on an existing lot with the Garrison Glenn Industrial Park. Construction of this facility will allow a growing New Hampshire business to relocate within the state of NH nearby to their existing operation.

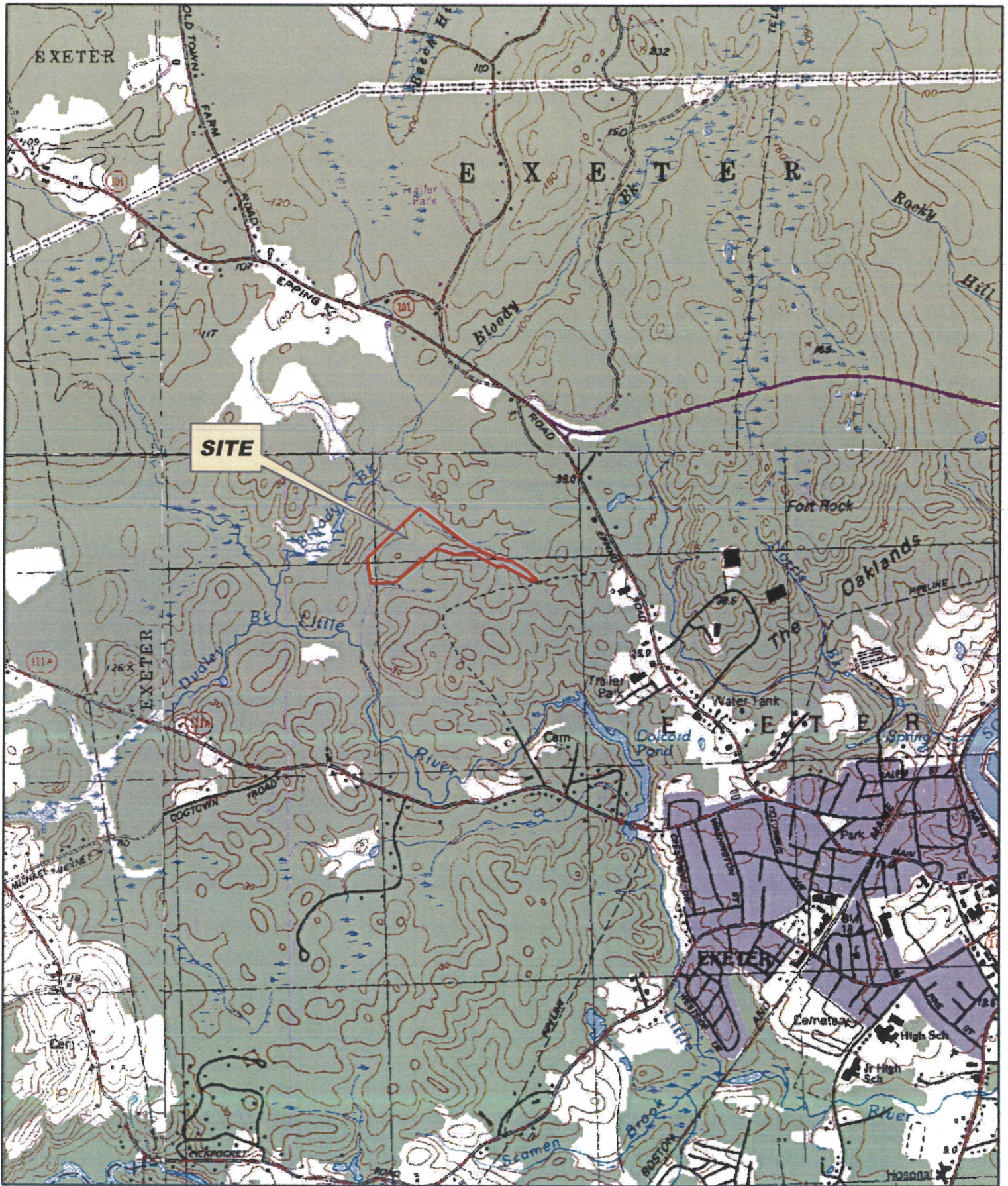
### **3.2 Wt 302.03 Avoidance & Minimization**

The nature of the facility requires a large contiguous block of land with little opportunity for shifting site elements to avoid impacts. The wetlands on this site surround a large buildable upland on which the building and associated paved surfaces have been situated. The building has been shifted back on the site and the access road lengthened in order to avoid impacts to the finger of wetland extending into the site. Impacts have been limited to four small areas of the wetland edge and minimized through the use of steep grading. The building has also been shifted back on the site and the access road lengthened. This solution increases utility connection and road building costs but allows impacts to the finger of wetland extending into the site to be largely avoided. The proposed alternative is therefore the least impacting alternative.

## Figures





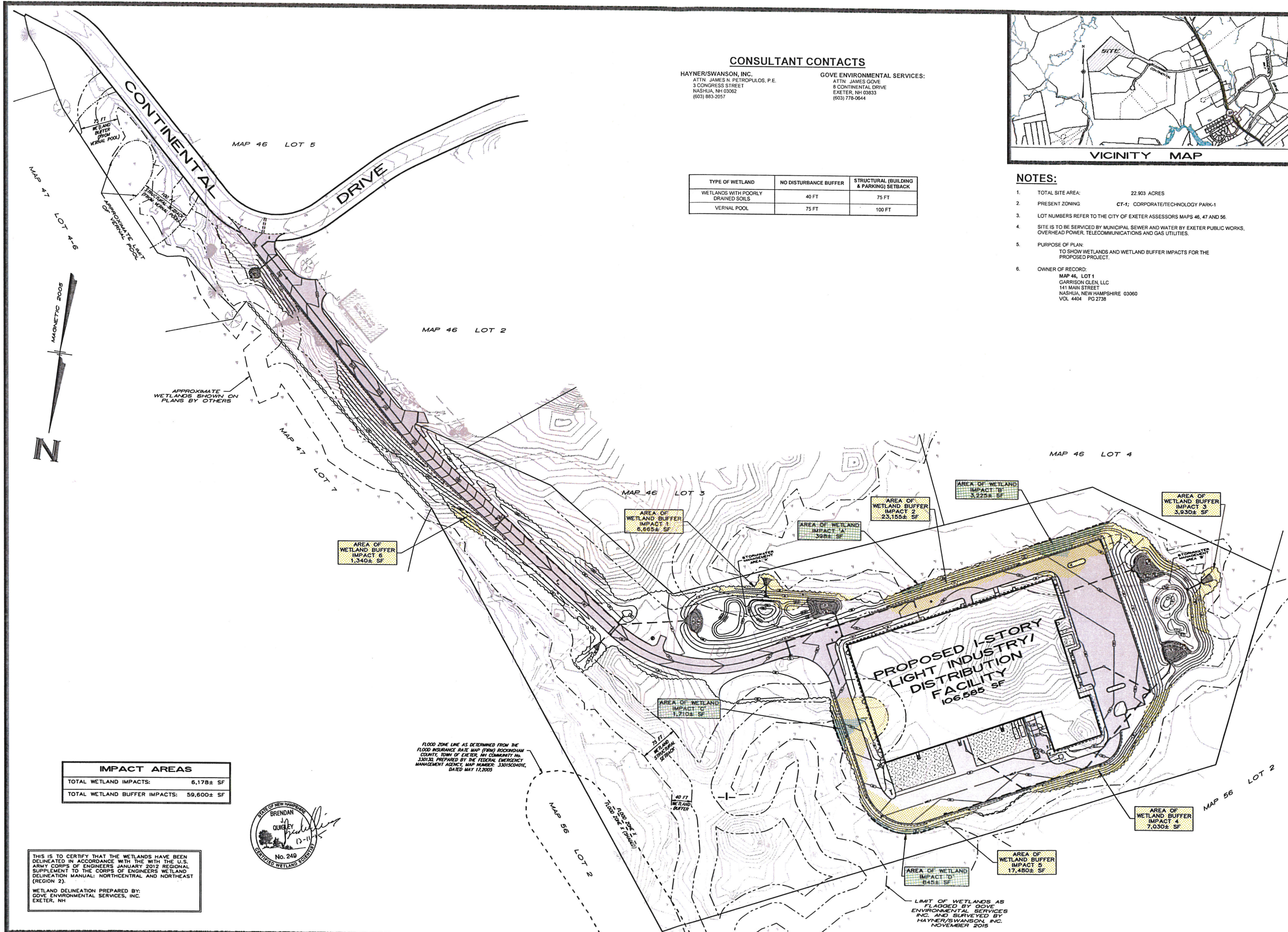


1 inch = 2,000 feet

# Locus Map

12 Continental Drive  
Exeter, NH



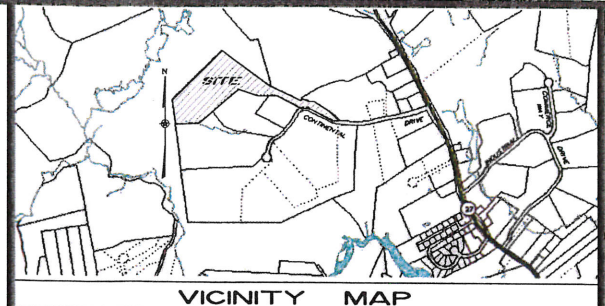


**CONSULTANT CONTACTS**

**HAYNER/SWANSON, INC.**  
 ATTN: JAMES N. PETROPULOS, P.E.  
 3 CONGRESS STREET  
 NASHUA, NH 03082  
 (603) 883-2057

**GOVE ENVIRONMENTAL SERVICES:**  
 ATTN: JAMES GOVE  
 8 CONTINENTAL DRIVE  
 EXETER, NH 03833  
 (603) 778-0644

TYPE OF WETLAND	NO DISTURBANCE BUFFER	STRUCTURAL (BUILDING & PARKING) SETBACK
WETLANDS WITH POORLY DRAINED SOILS	40 FT	75 FT
VERNAL POOL	75 FT	100 FT



**NOTES:**

- TOTAL SITE AREA: 22.903 ACRES
- PRESENT ZONING: CT-1; CORPORATE/TECHNOLOGY PARK-1
- LOT NUMBERS REFER TO THE CITY OF EXETER ASSESSORS MAPS 46, 47 AND 56.
- SITE IS TO BE SERVICED BY MUNICIPAL SEWER AND WATER BY EXETER PUBLIC WORKS, OVERHEAD POWER, TELECOMMUNICATIONS AND GAS UTILITIES.
- PURPOSE OF PLAN: TO SHOW WETLANDS AND WETLAND BUFFER IMPACTS FOR THE PROPOSED PROJECT.
- OWNER OF RECORD: MAP 46, LOT 1 GARRISON GLEN, LLC 141 MAIN STREET NASHUA, NEW HAMPSHIRE 03060 VOL 4404 PG 2738

**IMPACT AREAS**

TOTAL WETLAND IMPACTS:	6,178± SF
TOTAL WETLAND BUFFER IMPACTS:	59,600± SF



THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE WITH THE U.S. ARMY CORPS OF ENGINEERS JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST (REGION 2).

WETLAND DELINEATION PREPARED BY:  
 GOVE ENVIRONMENTAL SERVICES, INC.  
 EXETER, NH

FLOOD ZONE LINE AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, TOWN OF EXETER, NH COMMUNITY NO. 330133, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 330133C01E, DATED MAY 17, 2005

LIMIT OF WETLANDS AS FLAGGED BY GOVE ENVIRONMENTAL SERVICES, INC. AND SURVEYED BY HAYNER/SWANSON, INC. NOVEMBER 2015

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

PREPARED FOR/RECORD OWNER:  
**GARRISON GLEN, LLC**  
 141 MAIN STREET NASHUA, NEW HAMPSHIRE 03060 (603) 880-0302

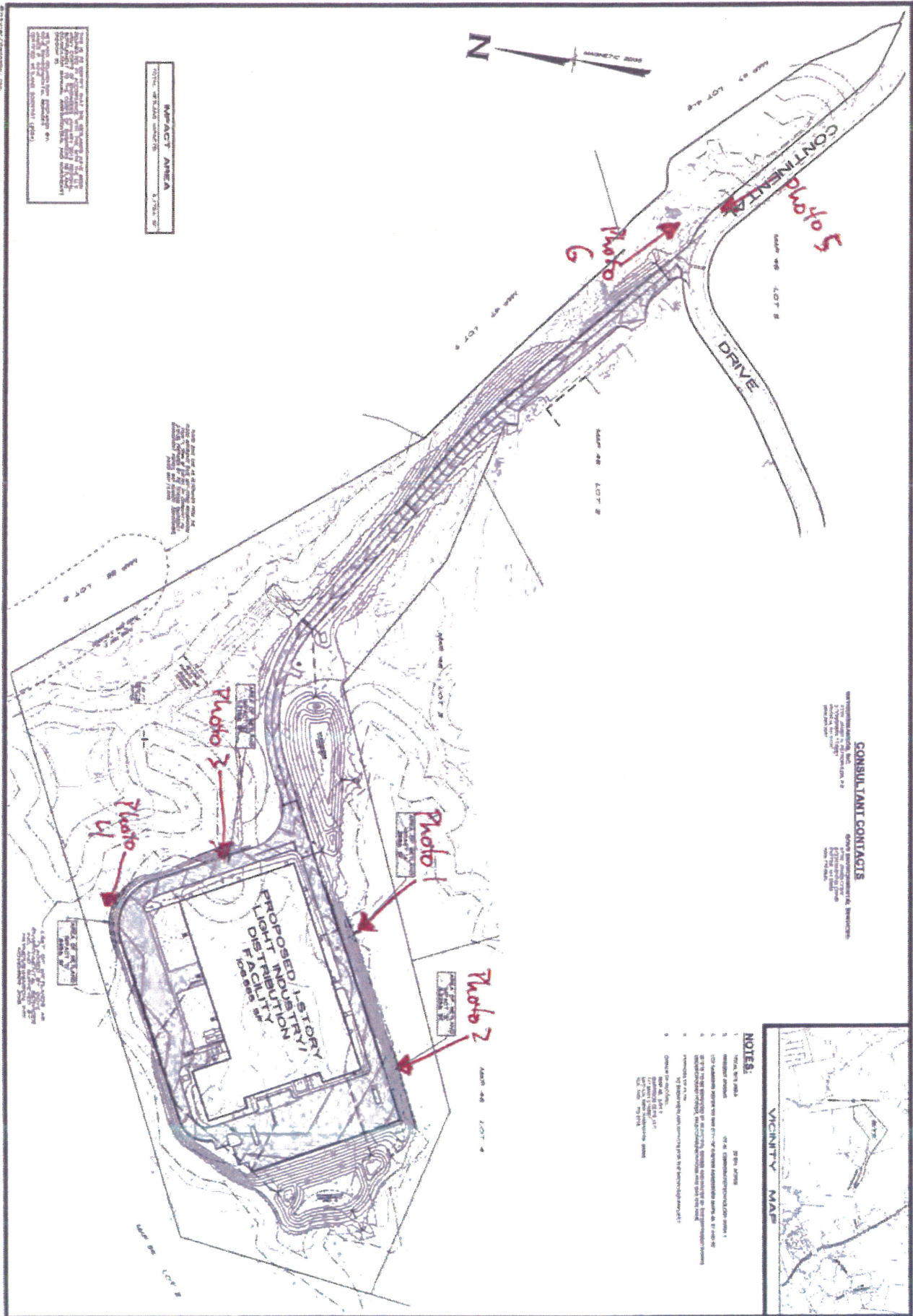
TOWN OF EXETER IMPACT PLAN  
 WETLAND/BUFFER IMPACT PLAN  
 (MAP 46 LOT 1)  
**Proposed Light Industry/Distribution Facility**  
 12 CONTINENTAL DRIVE  
 EXETER, NEW HAMPSHIRE

**HESI** Hayner/Swanson, Inc.  
 Civil Engineers/State of New Hampshire  
 Three Congress Street, Nashua, New Hampshire 03060-3101  
 Tel: (603) 883-2057 Fax: (603) 883-8037  
 www.haynerswanson.com

FIELD BOOK: 113/114 DATE: 11/11/15 DATE LOCATED: 01/09/15/10/15/02/15  
 DWG: 4891-002-001 DATE: 11/11/15 SCALE: 1" = 80'  
 1 OF 1 4891-GCB DATE: 11/11/15 BY: JGK  
 12 DECEMBER 2015

**Appendix A**  
**Impact Area Photos**

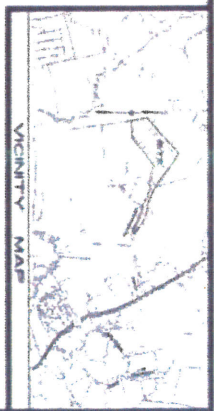




THIS IS A PRELIMINARY PLAN. THE LOCATION OF THE FACILITY IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL PLANNING BOARD AND THE STATE DEPARTMENT OF ENVIRONMENTAL SERVICES. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE NECESSARY PERMITS AND APPROVALS.

**IMPACT AREA**  
 5.75 AC

**CONSULTANT CONTACTS**  
 GARRISON GLEN, LLC  
 141 BARR STREET, MADRAS, NH 03843-2000  
 (603) 882-1000  
 GARRISON GLEN, LLC  
 141 BARR STREET, MADRAS, NH 03843-2000  
 (603) 882-1000



- NOTES:**
1. TOTAL SITE AREA: 5.75 AC.
  2. TOTAL IMPACT AREA: 5.75 AC.
  3. THIS PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL PLANNING BOARD AND THE STATE DEPARTMENT OF ENVIRONMENTAL SERVICES.
  4. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE NECESSARY PERMITS AND APPROVALS.
  5. THE LOCATION OF THE FACILITY IS SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL PLANNING BOARD AND THE STATE DEPARTMENT OF ENVIRONMENTAL SERVICES.
  6. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE NECESSARY PERMITS AND APPROVALS.

**HSI** *HydroScience, Inc.*  
 2000 Massachusetts Avenue  
 New Orleans, Louisiana 70119-3500  
 Tel: 504-885-8888 Fax: 504-885-8888  
 www.hydroscience.com

**NIDES WETLAND IMPACT PLAN**  
 (MAP #6 LOT 1)  
**Proposed Light Industry/Distribution Facility**  
 62 CONTINENTAL DRIVE  
 EXETER, NEW HAMPSHIRE

PREPARED FOR/RECORD OWNER:  
**GARRISON GLEN, LLC**  
 141 BARR STREET, MADRAS, NH 03843-2000 (603) 882-1000

**PRELIMINARY**  
 NOT FOR CONSTRUCTION



**Impact Area Photos**  
**Light Industrial/Distribution Center Development**  
**12 Continental Drive**  
**Exeter, NH**



Photo 1: Impact Area A



Photo 2: Impact Area B



**Impact Area Photos**  
**Light Industrial/Distribution Center Development**  
**12 Continental Drive**  
**Exeter, NH**



Photo 3: Impact Area C



Photo 4: Impact Area D



**Impact Area Photos**  
**Light Industrial/Distribution Center Development**  
**12 Continental Drive**  
**Exeter, NH**

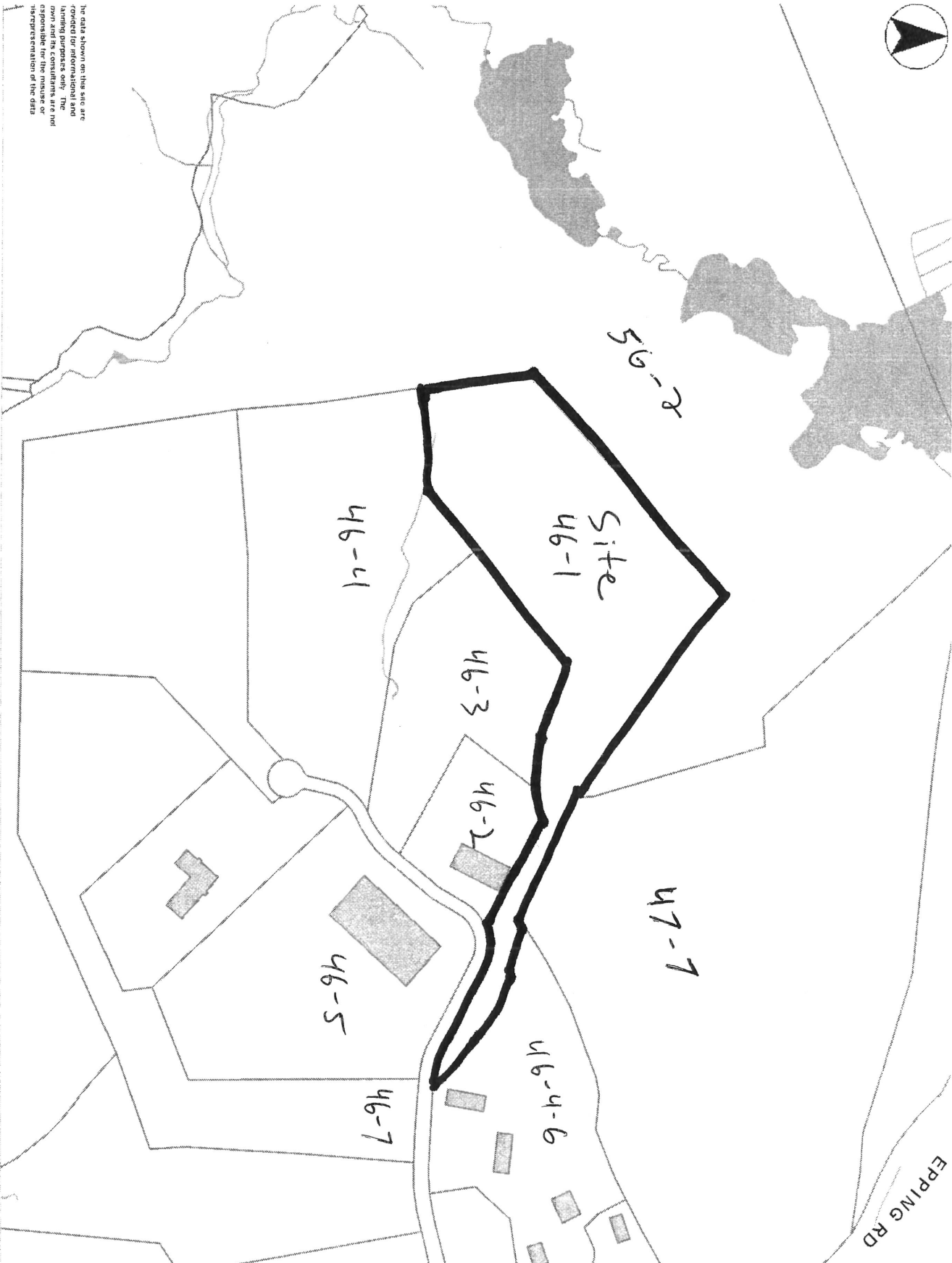


Photos 5 & 6: The approximate area of disturbance near the entrance (orange shape above)  
Vernal pool is located behind truck in below photo of same area looking the other direction



**Appendix B**  
**Abutter Information**





The data shown on this site are for informational purposes only. The user and its consultants are not responsible for the misuse or misrepresentation of the data.

720 1440 ft

Printed on 12/10/2015 at 03:41 PM

Exeter MapsOnline



- Parcels
- NH Highways
- Interstate
- US Highway
- State Highway
- Town Boundary
- Abutting Towns
- Streets
- Misc Streams
- Perennial Streams
- Open Water
- Buildings

**ABUTTER LIST**  
**Job No. 4891-GGB2**  
**December 8, 2015**

**OWNER(S):**

46	1	Garrison Glen, LLC 141 Main Street Nashua, NH 03060	4404/2738
----	---	-----------------------------------------------------------	-----------

**ABUTTER(S):**

46	2	Continental Drive Associates 160 Middlesex Turnpike Bedford, MA 01730	4087/0697
46	3 & 4	Garrison Glen, LLC 141 Main Street Nashua, NH 03060	4404/2738
46	5	Continental Microwave, Inc. 11 Continental Drive Exeter, NH 03833	3372/2605
46	7	Holding Court, LLC c/o Marks, Paneth & Shron 685 Third Avenue, 4 <sup>th</sup> Floor New York, NY 10017	5040/1960
47	4-6	Exeter Business Park Condominium Association Attn: Trish Simon, Sec./Treas. 510 Cushing Road Newmarket, NH 03857	-/-
47	7	Kevin M. King, Sr., Irrev. Trust Kevin M. King, Jr., Trustee P.O. Box 216 Stratham, NH 03885	2822/0601
56	2	Town of Exeter 10 Front Street Exeter, NH 03833	3373/0306

December 11, 2015

«Name»

«Street»

«TownStateZip»

Re: 12 Continental Drive  
Map 46 Lot 1  
Exeter, NH

Dear Abutter:

The purpose of this letter is to inform you that Garrison Glen, LLC has submitted a Dredge and Fill Application to the NH Department of Environmental Services for a development project located at 12 Continental Drive in Exeter, NH, Tax Map 46 Lot 1. DES requires this notice for work within a wetland area. After filing, a copy of the final Application, including plans, will be made available for your review at the Exeter Town Hall and at the NH Department of Environmental Services Wetlands Bureau, 29 Hazen Drive, in Concord.

If you have any questions that we might be able to answer, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Brendan Quigley". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Brendan Quigley, CWS  
Gove Environmental Services, Inc.



7015 0640 0007 5448 8317

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Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

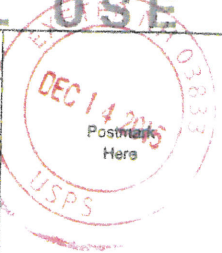
Total Postage \$ \_\_\_\_\_

Sent To Garrison Glen, LLC

Street or PO Box 141 Main Street

City, State, ZIP+4® Nashua, NH 03060

PS Form 3800, July 2013 Instructions



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Certified Mail Restricted Delivery \$ \_\_\_\_\_

Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

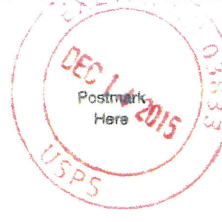
Total Postage \$ \_\_\_\_\_

Sent To Continental Microwave, Inc.

Street or PO Box 11 Continental Drive

City, State, ZIP+4® Exeter, NH 03833

PS Form 3800, July 2013 Instructions



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Adult Signature Required \$ \_\_\_\_\_

Adult Signature Restricted Delivery \$ \_\_\_\_\_

Postage \$ \_\_\_\_\_

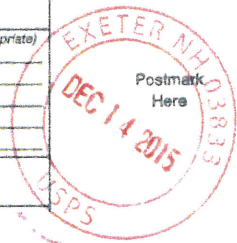
Total Postage \$ \_\_\_\_\_

Sent To Continental Drive Associates

Street or PO Box 160 Middlesex Turnpike

City, State, ZIP+4® Bedford, MA 01730

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<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage  
\$

Total F  
\$

Sent To: Town of Exeter  
 Street: 10 Front Street  
 City, State: Exeter, NH 03833

PS Form 3800, April 2013 PSN 7530-02-000-9077 See Reverse for Instructions



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<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage  
\$

Total  
\$

Sent To: Holding Court, LLC  
 Street: c/o Marks, Paneth & Shron  
 City, State: 685 Third Avenue, 4th Floor  
 New York, NY 10017

PS Form 3800, April 2013 PSN 7530-02-000-9077 See Reverse for Instructions



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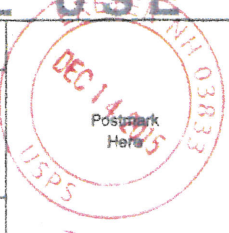
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage  
\$

Total  
\$

Sent To: Kevin M. King, Sr., Irrev. Trust  
 Street: Kevin M. King, Jr., Trustee  
 City, State: P.O. Box 216  
 Stratham, NH 03885

PS Form 3800, April 2013 PSN 7530-02-000-9077 See Reverse for Instructions



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<input type="checkbox"/> Return Receipt (electronic)	\$	
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<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	

Postage  
\$

Total Po  
\$

Sent To: Exeter Business Park Condominium  
 Street: Association  
 City, State: Attn: Trish Simon, Sec./Treas.  
 510 Cushing Road  
 Newmarket, NH 03857

PS Form 3800, April 2013 PSN 7530-02-000-9077 See Reverse for Instructions



**Appendix C**

**New Hampshire Natural Heritage Inquiry**





## New Hampshire Natural Heritage Bureau

---

**To:** Tom Zajac  
3 Congress Street  
Nashua, NH 03054

**Date:** 11/23/2015

**From:** NH Natural Heritage Bureau

**Re:** Review by NH Natural Heritage Bureau of request dated 11/23/2015

NHB File ID: NHB15-3691

Applicant: Garrison Glen, LLC

**Location:** Tax Map(s)/Lot(s): Map 46, Lot 1  
Exeter

**Project Description:** It is proposed to construct a 1-story, 105,000 +/- SF light industry/distribution facility upon Lot 1 along with associated roadway, utility and site improvements.

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.

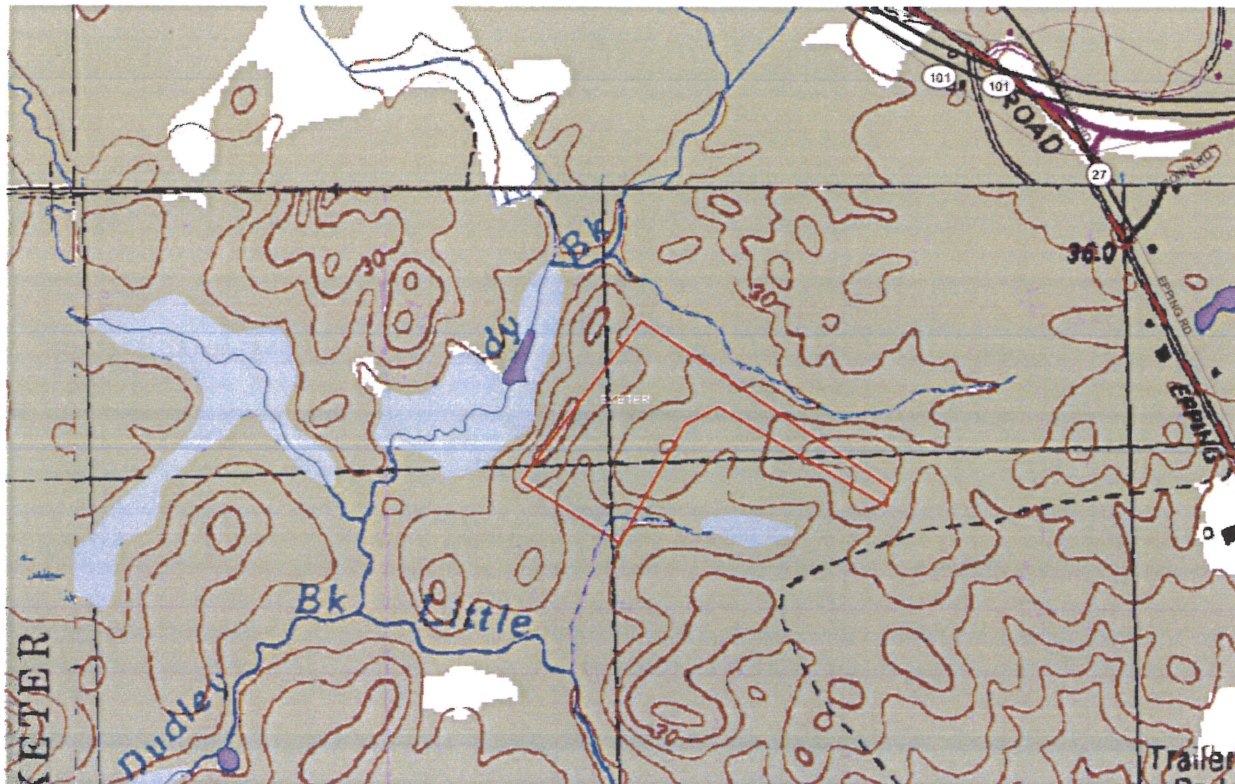
A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed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

This report is valid through 11/22/2016.





MAP OF PROJECT BOUNDARIES FOR NHB FILE ID: NHB15-3691





**Appendix D**  
**State Historic Preservation Office Inquiry**

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

**PENDING  
RESPONSE**

DHR Use Only	
R&C #	_____
Log In Date	___ / ___ / ___
Response Date	___ / ___ / ___
Sent Date	___ / ___ / ___

## 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 Light Industry/Distribution Facility

Project Location 12 Continental Dr

City/Town Exeter Tax Map 46 Lot # 1

NH State Plane - Feet Geographic Coordinates: Easting 1166605 Northing 181588  
(See RPR Instructions and R&C FAQs for guidance.)

Lead Federal Agency and Contact (if applicable) ACOE  
(Agency providing funds, licenses, or permits)  
Permit Type and Permit or Job Reference # 404-PGP

State Agency and Contact (if applicable) NHDES  
Permit Type and Permit or Job Reference # Dredge and Fill

### APPLICANT INFORMATION

Applicant Name Garrison Glenn LLC C/O Thomas Monahan

Mailing Address 141 Main Street Phone Number

City Nashua State NH Zip 03060 Email Thomasfmonahan@hotmail.com

### CONTACT PERSON TO RECEIVE RESPONSE

Name/Company Brendan Quigley

Mailing Address 8 Continental Dive Bldg2 Unit H Phone Number 603-778-0644

City Exter State NH Zip 033088 Email bquigley@gesinc.biz

*This form is updated periodically. Please download the current form at [www.nh.gov/nhdhr/review](http://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](http://www.nh.gov/nhdhr/review) or contact the R&C Specialist at [christina.st.louis@dcr.nh.gov](mailto:christina.st.louis@dcr.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 9/11/2015.

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):

- 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: \_\_\_\_\_ Date: \_\_\_\_\_



**Appendix E**  
**ACOE Supplemental Information Form**





**US Army Corps  
of Engineers**  
New England District

**New Hampshire Programmatic General Permit (PGP)  
Appendix B - Corps Secondary Impacts Checklist  
(for inland wetland/waterway fill projects in New Hampshire)**

1. Attach any explanations to this checklist. Lack of information could delay a Corps permit determination.
2. All references to "work" include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See PGP, GC 5, regarding single and complete projects.
4. Contact the Corps at (978) 318-8832 with any questions.

<b>1. Impaired Waters</b>	Yes	No
1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See <a href="http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm">http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm</a> to determine if there is an impaired water in the vicinity of your work area.*	X	
<b>2. Wetlands</b>	Yes	No
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?	X	
2.2 Are there proposed impacts to SAS, shellfish beds, special wetlands and vernal pools (see PGP, GC 26 and Appendix A)? Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) website, <a href="http://www.nhnaturalheritage.org">www.nhnaturalheritage.org</a> , specifically the book <u>Natural Community Systems of New Hampshire</u> .		X
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage? <i>NO CROSSINGS</i>	N/A	
2.4 Would the project remove part or all of a riparian buffer? (Riparian buffers are lands adjacent to streams where vegetation is strongly influenced by the presence of water. They are often thin lines of vegetation containing native grasses, flowers, shrubs and/or trees that line the stream banks. They are also called vegetated buffer zones.)		X
2.5 The overall project site is more than 40 acres.		X
2.6 What is the size of the existing impervious surface area?	0.3 ac.	
2.7 What is the size of the proposed impervious surface area?	6.0 ac.	
2.8 What is the % of the impervious area (new and existing) to the overall project site?	26%	
<b>3. Wildlife</b>	Yes	No
3.1 Has the NHB determined that there are known occurrences of rare species, exemplary natural communities, Federal and State threatened and endangered species and habitat, in the vicinity of the proposed project? (All projects require a NHB determination.) <i>NONE</i>		X
3.2 <u>Would work occur in any area identified as either "Highest Ranked Habitat in N.H." or "Highest Ranked Habitat in Ecological Region"?</u> (These areas are colored magenta and green, respectively, on NH Fish and Game's map, "2010 Highest Ranked Wildlife Habitat by Ecological Condition.") Map information can be found at: <ul style="list-style-type: none"> <li>• PDF: <a href="http://www.wildlife.state.nh.us/Wildlife/Wildlife_Plan/highest_ranking_habitat.htm">www.wildlife.state.nh.us/Wildlife/Wildlife_Plan/highest_ranking_habitat.htm</a>.</li> <li>• Data Mapper: <a href="http://www.granit.unh.edu">www.granit.unh.edu</a>.</li> <li>• GIS: <a href="http://www.granit.unh.edu/data/downloadfreedata/category/databycategory.html">www.granit.unh.edu/data/downloadfreedata/category/databycategory.html</a>.</li> </ul>	X	

3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?		X
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		X
3.5 Are stream crossings designed in accordance with the PGP, GC 21?	None	N/A
<b>4. Flooding/Floodplain Values</b>	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?		X
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?		N/A
<b>5. Historic/Archaeological Resources</b>		
For a minor or major impact project - a copy of the Request for Project Review (RPR) Form ( <a href="http://www.nh.gov/nhdhr/review">www.nh.gov/nhdhr/review</a> ) shall be sent to the NH Division of Historical Resources as required on Page 5 of the PGP**	X	

\*Although this checklist utilizes state information, its submittal to the Corps is a Federal requirement.

\*\* If project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law..



**Appendix F**  
**Project Support Correspondence**



# TOWN OF EXETER, NEW HAMPSHIRE

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

[www.exeternh.gov](http://www.exeternh.gov)

December 9, 2015

Thomas Burack  
Commissioner  
Department of Environmental Services  
29 Hazen Drive PO Box 95  
Concord, NH 03302

Dear Commissioner Burack:

The Town of Exeter is in full support of the construction of the approximately 106,000 square-foot facility for Gourmet Gift Baskets by property owner/developer Tom Monahan at 12 Continental Drive. This project is the culmination of efforts by the developer and his representatives, company principals, and Town Staff and is crucially important to the build-out of the Garrison Glen Corporate Technology Park and the success of the recently-passed Epping Road Tax Increment Financing District.

Owing to the unique and obligatory operating parameters of Gourmet Gift Baskets (GGB), who generates the majority of their revenue over the holiday season, it is necessary that the company be in the new facility by the end of August 2016. In order for this to occur, all parties, private and public must be committed to an expedited permitting process. The Town of Exeter, through my department, has made this pledge to Mr. Monahan and GGB.

We look forward to assisting both parties, their hired professionals and the appropriate state agencies to ensure this project's success. Please feel free to contact me at your convenience with any questions or input. Thank you for your assistance in this matter.

Sincerely,

Darren Winham

Economic Development Director  
Town of Exeter, NH  
603-773-6122 cell  
[dwinham@exeternh.gov](mailto:dwinham@exeternh.gov)

DEC 15 2015

Town of Exeter Site Review Plan Application

EXETER PLANNING OFFICE

TRC 1/4/16  
PB hearing 1/28/16

OFFICE USE ONLY

THIS IS AN APPLICATION FOR:

- ( ) COMMERCIAL SITE PLAN REVIEW
(x) INDUSTRIAL SITE PLAN REVIEW
( ) MULTI-FAMILY SITE PLAN REVIEW
( ) MINOR SITE PLAN REVIEW
( ) INSTITUTIONAL/NON-PROFIT SPR

Table with 2 columns: Fee Type and Amount. Includes rows for Application #, Date Received, Application Fee, Plan Review Fee, Abutters Fee, Legal Notice Fee, and Total Fees.

pd. # 1168

Table with 2 columns: Fee Type and Amount. Includes rows for Inspection Fee, Inspection Cost, and Refund (if any).

1. NAME OF LEGAL OWNER OF RECORD: GARRISON GUEN, LLC
TELEPHONE: (603) 880-0502
ADDRESS: 141 Main Street, NASHUA, NH 03060

2. NAME OF APPLICANT: GARRISON GUEN, LLC
ADDRESS: 141 Main Street, NASHUA, NH 03060
TELEPHONE: (603) 880-0502

3. RELATIONSHIP OF APPLICANT TO PROPERTY IF OTHER THAN OWNER: - SAME -
(Written permission from Owner is required, please attach.)

4. DESCRIPTION OF PROPERTY: UNDEVELOPED LOT LOCATED IN CT-1 ZONE
ADDRESS: 12 Continental Drive
TAX MAP: 46 PARCEL #: 1 ZONING DISTRICT: CT-1
AREA OF ENTIRE TRACT: 22.8 Ac PORTION BEING DEVELOPED: 11 +/- Acres



5. ESTIMATED TOTAL SITE DEVELOPMENT COST \$ 2,000,000 +/-

6. EXPLANATION OF PROPOSAL: Proposed 1-story, 100,585 SF light Industry/Distribution Facility w/ Accompanying site improvements

7. ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO) YES

IF YES, WATER AND SEWER SUPERINTENDENT MUST GRANT WRITTEN APPROVAL FOR CONNECTION.  
IF NO, SEPTIC SYSTEM MUST COMPLY WITH W.S.P.C.C. REQUIREMENTS.

8. LIST ALL MAPS, PLANS AND OTHER ACCOMPANYING MATERIAL SUBMITTED WITH THIS APPLICATION: (see Transmittal)

ITEM:	NUMBER OF COPIES
A. <u>SITE PLAN SET</u>	<u>7</u>
B. <u>STORMWATER REPORT</u>	<u>3</u>
C. <u>PUMP STATION Computations</u>	<u>3</u>
D. <u>TRAFFIC REPORT</u>	<u>3</u>
E. <u>PROJECT NARRATIVE</u>	
F. <u>SUPPORTING INFORMATION</u>	

9. ANY DEED RESTRICTIONS AND COVENANTS THAT APPLY OR ARE CONTEMPLATED (YES/NO) YES IF YES, ATTACH COPY.

10. NAME AND PROFESSION OF PERSON DESIGNING PLAN:

NAME: HAYNER / SWANSON, INC. - JAMES PETROPOULOS, P.E.

ADDRESS: 3 Congress St., Nashua, NH 03062

PROFESSION: Civil Engineer TELEPHONE: (603) 882-2057

11. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:

- EARTHWORK - BUILDING AND SITE PAD PREPARATION
- Utility Construction (SEWER, WATER, tel, POWER, GAS)
- EROSION Control
- PAVING, CURBS, SIDEWALKS
- LANDSCAPING
- Site Lighting

12. HAVE ANY SPECIAL EXCEPTIONS OR VARIANCES BEEN GRANTED BY THE ZONING BOARD OF ADJUSTMENT TO THIS PROPERTY PREVIOUSLY?

*None*

IF YES, DESCRIBE BELOW. (Please check with the Planning Department Office to verify)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTICE:** I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE REGULATIONS; INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15.2 OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 12/11/15 OWNER'S SIGNATURE 

ACCORDING TO RSA 676.4.I (c), THE PLANNING BOARD MUST DETERMINE WHETHER THE APPLICATION IS COMPLETE WITHIN 30 DAYS OF SUBMISSION. THE PLANNING BOARD MUST ACT TO EITHER APPROVE, CONDITIONALLY APPROVE, OR DENY AN APPLICATION WITHIN SIXTY FIVE (65) DAYS OF ITS ACCEPTANCE BY THE BOARD AS A COMPLETE APPLICATION. A SEPARATE FORM ALLOWING AN EXTENSION OR WAIVER TO THIS REQUIREMENT MAY BE SUBMITTED BY THE APPLICANT.

**ABUTTER LIST**  
**Job No. 4891-GGB2**  
**December 8, 2015**

**OWNER(S):**

46	1	Garrison Glen, LLC 141 Main Street Nashua, NH 03060	4404/2738
----	---	-----------------------------------------------------------	-----------

**ABUTTER(S):**

46	2	Continental Drive Associates 160 Middlesex Turnpike Bedford, MA 01730	4087/0697
46	3 & 4	Garrison Glen, LLC 141 Main Street Nashua, NH 03060	4404/2738
46	5	Continental Microwave, Inc. 11 Continental Drive Exeter, NH 03833	3372/2605
46	7	Holding Court, LLC c/o Marks, Paneth & Shron 685 Third Avenue, 4 <sup>th</sup> Floor New York, NY 10017	5040/1960
47	4-6	Exeter Business Park Condominium Association Attn: Trish Simon, Sec./Treas. 510 Cushing Road Newmarket, NH 03857	-/-
47	7	Kevin M. King, Sr., Irrev. Trust Kevin M. King, Jr., Trustee P.O. Box 216 Stratham, NH 03885	2822/0601
56	2	Town of Exeter 10 Front Street Exeter, NH 03833	3373/0306

**DESIGN PROFESSIONALS:**

		James N. Petropulos, P.E. Hayner/Swanson, Inc. 3 Congress Street Nashua, NH 03062	
		Lee B. Gagnon, L.L.S. Hayner/Swanson, Inc. 3 Congress Street Nashua, NH 03062	



		Gove Environmental Services Attn: James Gove 8 Continental Drive Exeter, NH 03833	
		PROCON Attn: Matt Wirth, A.I.A. 1359 Hooksett Road, #16 Hooksett, NH 03106	
		Stephen G. Pernaw & Company, Inc. Attn: Stephen G. Pernaw P.O. Box 1721 Concord, NH 03302	

MAP 56 LOT 2

MAP 46 LOT 4

MAP 46 LOT 1

MAP 46 LOT 3

CONTINENTAL DR

MAP 46 LOT 2

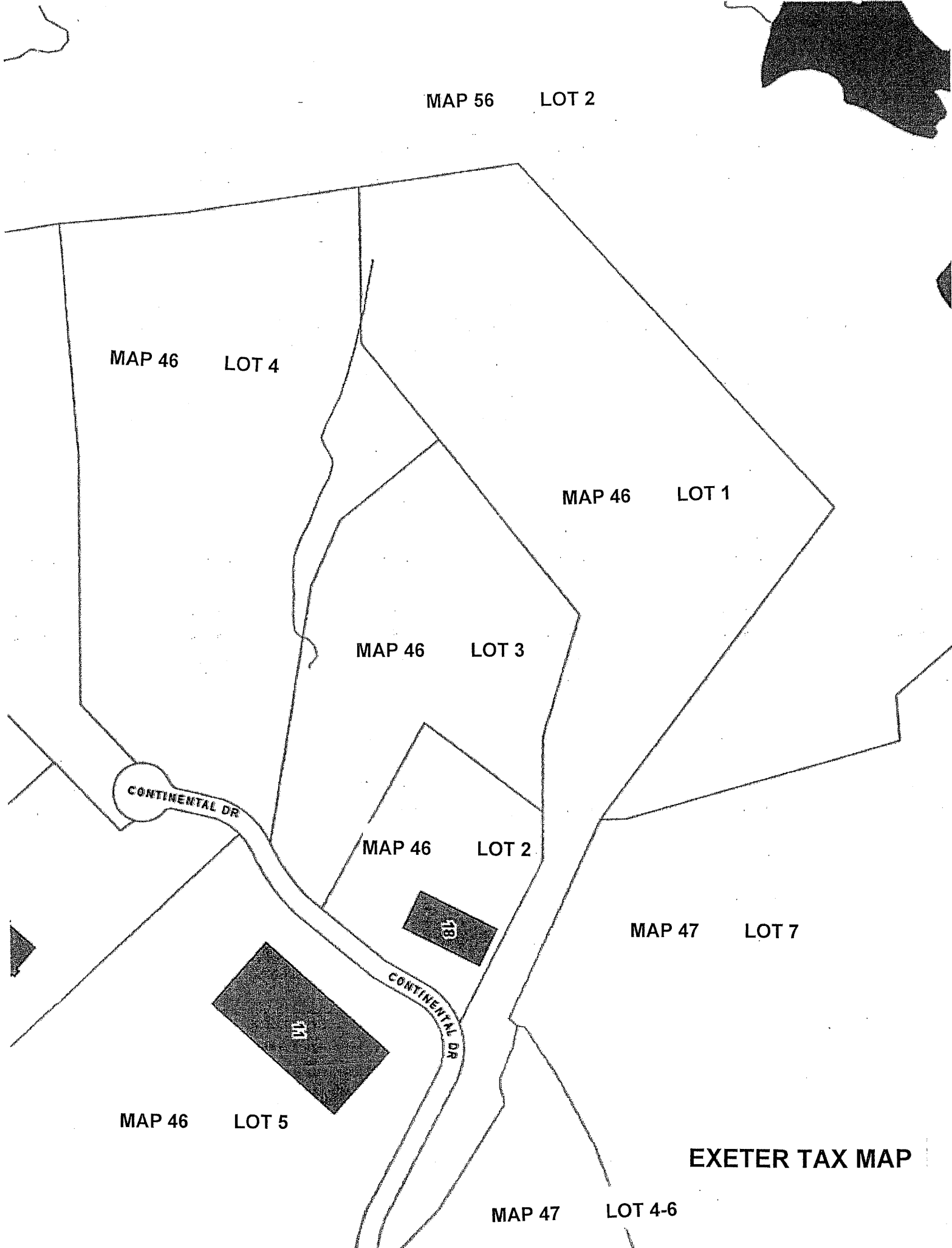
MAP 47 LOT 7

MAP 46 LOT 5

CONTINENTAL DR

EXETER TAX MAP

MAP 47 LOT 4-6



Submission of this plan will not be applicable in all cases. The applicability of such a plan will be considered by the TRC during its review process as outlined in Section 6.5 Technical Review Committee (TRC) of these regulations. The purpose of this plan is to provide general information on the site, its existing conditions, and to provide the base data from which the site plan or subdivision will be designed. The plan shall show the following:

<i>APPLICANT</i>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.1. Names, addresses, and telephone numbers of the owner, applicant, and person(s) or firm(s) preparing the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.2. Location of the site under consideration, together with the current names and addresses of owners of record, of abutting properties and their existing land use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.3. Title, date, north arrow, scale, and Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.4. Tax map reference for the site under consideration, together with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.5. Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.6. A vicinity sketch or aerial photo showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 2,000-feet, or larger area if deemed necessary by the Town Planner.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.7. Natural features including watercourses and water bodies, tree lines, significant trees (16-inches diameter (caliber) or greater measured 12-inches above ground), and other significant vegetative cover, topographic features, and any other environmental features that are important to the site design process.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.8. Man-made features such as, but not limited to, existing roads, structures, and stone walls. The plan shall also indicate which features are to be retained and which are to be removed or altered.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.9. Existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.10. A High Intensity Soil Survey (HISS) of the entire site, or appropriate portion thereof. Such soil surveys shall be prepared by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.11. State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "The landowner is responsible for complying with all applicable local, state, and federal wetlands regulations, including any permitting and setback requirements required under these regulations."
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.12. Surveyed property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in New Hampshire must attest to said plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.13. The lines of existing abutting streets and driveway locations within 200-feet of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.14. The location, elevation, and layout of existing catch basins and other surface drainage features.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.15. The shape, size, height, location, and use of all existing structures on the site and approximate location of structures within 200-feet of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.16. The size and location of all existing public and private utilities, including off-site utilities to which connection is planned.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.17. The location of all existing easements, rights-of-way, and other encumbrances.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.18. All floodplain information, including the contours of the 100-year flood elevation, based upon the Flood Insurance Rate Map for Exeter, as prepared by the Federal Emergency Management Agency, dated May 17, 1982.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.19. All other features which would fully explain the existing conditions of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.20. Name of the site plan or subdivision.

The purpose of this plan is to illustrate and fully explain the proposed changes taking place within the site. The proposed site conditions plan shall depict the following:

X		7.5.1. Proposed grades and topographic contours at intervals not to exceed 2-feet with spot elevations where grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.2. The location and layout of proposed drainage systems and structures including elevations for catch basins.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.3. The shape, size, height, and location of all proposed structures, including expansion of existing structures on the site and first floor elevation(s). Building elevation(s) and a rendering of the proposed structure(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.4. High Intensity Soil Survey (HISS) information for the site, including the total area of wetlands proposed to be filled.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.5. State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "The landowner is responsible for complying with all applicable local, state, and federal wetlands regulations, including any permitting and setback requirements required under these regulations."
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.6. Location and timing patterns of proposed traffic control devices.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.7. The location, width, curbing and paving of all existing and proposed streets, street rights-of-way, easements, alleys, driveways, sidewalks and other public ways. The plan shall indicate the direction of travel for one-way streets. See <u>Section 9.14 – Roadways, Access Points, and Fire Lanes</u> for further guidance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.8. The location, size and layout of off-street parking, including loading zones. The plan shall indicate the calculations used to determine the number of parking spaces required and provided. See <u>Section 9.13 – Parking Areas</u> for further guidance.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.9. The size and location of all proposed public and private utilities, including but not limited to: water lines, sewage disposal facilities, gas lines, power lines, telephone lines, cable lines, fire alarm connection, and other utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.10. The location, type, and size of all proposed landscaping, screening, green space, and open space areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.11. The location and type of all site lighting, including the cone(s) of illumination to a measurement of 0.5-foot-candle.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.12. The location, size, and exterior design of all proposed signs to be located on the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.13. The type and location of all solid waste disposal facilities and accompanying screening.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.14. Location of proposed on-site snow storage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.15. Location and description of all existing and proposed easement(s) and/or right-of-way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.16. A note indicating that: "All water, sewer, road (including parking lot), and drainage work shall be constructed in accordance with Section 9.5 Grading, Drainage, and Erosion & Sediment Control and the <u>Standard Specifications for Construction of Public Utilities in Exeter, New Hampshire</u> ". See <u>Section 9.14 Roadways, Access Points, and Fire Lanes</u> and <u>Section 9.13 Parking Areas</u> for exceptions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.17. Signature block for Board approval

- 7.7 Construction plan
- 7.8 Utilities plan
- 7.9 Grading, drainage and erosion & sediment control plan
- 7.10 Landscape plan
- 7.11 Drainage Improvements and Storm Water Management Plan
- N/A*  7.12 Natural Resources Plan
- N/A*  7.13 Yield Plan



## SITE PLAN REVIEW APPLICATION CHECKLIST

A COMPLETED APPLICATION FOR SITE PLAN REVIEW MUST CONTAIN THE FOLLOWING

1. Application for Hearing ( ✓ )
2. Abutter's List Keyed to Tax Map ( ✓ )  
(including the name and business address of every engineer, architect, land surveyor, or soils scientist whose professional seal appears on any plan submitted to the Board)
3. Completed- " Checklist for Site Plan Review" ( ✓ )
4. Letter of Explanation *Project Narrative* ( ✓ )
5. Written Request for Waiver (s) from " Site Plan Review and Subdivision Regulations" ( ✓ )  
(if applicable)
6. Completed "Preliminary Application to Connect and /or Discharge to Town of Exeter- Sewer, Water or Storm Water Drainage System(s)"( if applicable) ( ✓ )
7. Request for Review by the Rockingham County Conservation District (RCCD), (if applicable) ( ✓ )
8. Planning Board Fees ( ✓ )
9. Seven (7) copies of Site Plan ( ✓ )
10. Fifteen (15) 11"x17" copies of the final plan to be submitted TEN DAYS PRIOR to the public hearing date. ( ✓ )
11. Three (3) pre-printed 1"x 2 5/8" labels for each abutter, the applicant and all consultants. ( ✓ )

NOTES: All required submittals must be presented to the Planning Department office for distribution to other Town departments. Any material submitted directly to other departments will not be considered.



**SITE PLAN**  
**PROJECT NARRATIVE**

The project area under consideration for this application is located at 12 Continental Drive in Exeter, NH. The site is known to the Exeter Assessors Department as Map 46, Lot 1 and is currently owned by Garrison Glen, LLC of Nashua, NH. The parcel is located in Exeter's CT-1 Corporate Technology Park - 1 zoning district. Continental Drive contains a number of commercial and industrial businesses. Undeveloped industrial/commercial properties immediately abut the site to the south. Undeveloped conservation land owned by the Town of Exeter abuts the lot primarily to the north and east.

The subject lot contains 22.9 acres and is currently wooded. Numerous test pits were performed on the property and the soils can be generally classified as a glacial till soil. As can be seen on our site plans the property contains mild topographic relief. The high point in the center of the site is at elevation 104.0 +/- and the land slopes off in several directions to the mapped wetlands which range in elevation from 79.0 to 85.0. Wetlands on the property were recently flagged by Gove Environmental Services and located by Hayner/Swanson, Inc. As can be seen on the plans, they exist along three sides of this lot. These poorly drained areas are typical of a New England wooded wetland and they are ultimately part of the Little River wetland complex. The on-site wetlands carry with it a 40-foot buffer.

This lot is part of the Garrison Glen Corporate Park subdivision that was designed, permitted and built in the late 1990's. This lot has frontage along Continental Drive. It will share an access driveway with the existing F.W. Webb facility and abutting Lot 3, Map 46. The utilities needed to service this site (sewer, water, telephone, electric and gas) are located in Continental Drive.





It is being proposed to construct a light industry/distribution facility for upon this lot. The project will get access from Continental Drive. The 1600-foot long entrance driveway will lead into the main body of the site that will contain a 1-story, 106,585 square foot building, which contains offices, assembly spaces, storage and distribution areas. Parking is proposed along the west side of the building and loading docks along the north side. Other site improvements include utilities to service the building, sidewalks, landscaping and site lighting. Two stormwater management basins will accommodate the new runoff created by the proposed impervious areas.

As can be seen on the Wetland and Wetland Buffer Impact Plan, there are four separate wetland areas are being impacted as a result of this development. The total amount of wetland impact is 6,178 square feet. In addition, 59,600 square feet of the 40-foot wetland buffer is also being disturbed.

A New Hampshire based company intends on opening this facility with just over 55 employees with that number growing to approximately 100 full and part time people during the holiday season. The hours of operation for the business are normally Monday-Friday from approximately 7 AM to 6 PM; however, during the holiday season additional hours are added. Given the number of employees and the light truck traffic for this proposed use, there is no significant impact to local traffic. Impacts to local schools as a result of this project are not anticipated.





Hayner/Swanson, Inc.

*Civil Engineers/Land Surveyors*

December 14, 2015

Job #4891-GGB2

Ms. Kelly Bergeron, Chairperson  
Exeter Planning Board  
10 Front Street  
Exeter, NH 03833

**RE:    *SITE PLAN WAIVER REQUESTS***  
***PROPOSED LIGHT INDUSTRY/DISTRIBUTION FACILITY***  
***12 CONTINENTAL DRIVE***  
***EXETER, NH***

Dear Madame Chair:

On behalf of our client, Garrison Glen, LLC, and in accordance with Section 13 of the Town of Exeter Site Plan Review and Subdivision Regulations (SPR), we respectfully request the following waivers for the above referenced project.

**WAIVER REQUEST #1**

**SPR Regulation:** Section 7.4.7 requires the location and mapping of any significant trees (greater than 16-inches in diameter as measured 12-inches above ground).

**Waiver Request:** To waive the requirement that the Existing Conditions Plans show the location and size of any significant trees upon the property.

**Basis of Waiver:** The Existing Conditions Plans that are included as part of this site plan application accurately depicts the natural features of this property, with the exception of the location of significant trees. Wetlands, watercourses, tree lines, ledge outcroppings and topography are all environmental features that are shown on the plans. Location of individual trees for a large project is time consuming and expensive. Furthermore, unlike many residential projects, large industrial projects such as this generally do not have the flexibility to design around individual trees.

**WAIVER REQUEST #2**

**SPR Regulation:** Section 9.7.5.5 requires that landscape islands be provided in parking lots between every ten to fifteen spaces to avoid long rows of parked cars.

**Waiver Request:** To allow parking aisles in excess of ten to fifteen (10-15) parking spaces without the use of a landscaped island.

**Basis of Waiver:** As can be seen on the site plans, the proposed light industry/distribution facility will contain a medium size parking area in front of the building. Two landscape islands are proposed within this parking area in order to define traffic movements as well as to provide landscaping relief. A painted island is proposed in the middle part of the parking lot to allow a pedestrian path from the outer parking bay to the building entrance. The proposed site design attempts to balance the amount of landscaping within the paved parking area with the ability to provide ease of snow plowing and general maintenance of the parking lots. The hardship of complying with this regulation would be the loss of approximately four parking spaces. The proposed site enjoys significant exterior buffers and provides for over 60% open space where 30% is required for this zone. Lastly, this parking lot cannot be seen from any abutting properties or public roads.

### WAIVER REQUEST #3

**SPR Regulation:** Section 9.5.1.4 does not allow grading within five (5) feet of any exterior property line.

**Waiver Request:** To waive the requirement to allow grading and construction within five (5) feet of the property that abuts this project along the south side of the entrance driveway (Map 46, Lot 2).

**Basis of Waiver:** During the design of this site we became aware that the abutting F.W. Webb property was in the process of designing and permitting a building addition and site improvements. We have had several discussions with their design team and have agreed to work together to accommodate certain access, parking and utility interests of both projects. The result is that there will be work within five (5) feet of the exterior boundary in this location.

### WAIVER REQUEST #4

**SPR Regulation:** Section 9.9.2 requires a seventy-five (75) foot structural and parking setback from wetlands that contain poorly drained soils.

**Waiver Request:** To allow portions of the proposed building and parking areas (including driveways) to be constructed within the seventy-five (75) foot setback.

**Basis of Waiver:** As can be seen on the plans, wetlands surround the interior buildable portion of this lot. In order to meet the development program needs of the proposed tenant for this building there are several areas where the building and parking encroaches into the seventy-five (75) foot setback. Without these encroachments this property would be unable to accommodate this proposed business. It is the development team's opinion that the benefits of the project outweigh these setback impacts.



## **Wetland Waiver Guidelines (SPR Section 9.9.3)**

### *1. Relative value of the wetland including its ecological sensitivity and function with the greater landscape.*

The relevant wetland areas adjacent to the proposed work represent the uppermost reaches of the large wetland complex associated with the confluence of Little River and Bloody Brook which is well off-site to the northwest. The project wetlands, which consist of poorly drained red maple forest, are only loosely associated with these waterways. They are distinctly different than the very poorly drained swamps, marshes, and beaver flowages which exist around these two waterways within the conservation area. A small intermittent stream along the eastern edge of the property is the only stream on or adjacent to the site. This stream flows into Bloody Brook northwest of the site. A vernal pool does exist in the "pan handle" portion of the site directly adjacent to Continental Drive where no work is proposed. There are no vernal pools associated with the development area.

The marginal forested wetlands which surround the buildable upland on the property are very common in this area and can be found adjacent to most of the other similar development along Continental Drive. They often occur in complex and convoluted patterns on the dense till between boulders and areas of ledge. Unless vernal pool habitat, streams, or other significant features are present they are not particularly sensitive wetlands. The majority of the proposed wetland and buffer impacts occur to this type of wetland. There are two areas on the site which are comparatively more sensitive. One is the vernal pool directly adjacent to Continental Drive. Although technically on the property, this wetland is outside the development area. Since the existing access drive in this area will be utilized there will be no impacts to the pool or its associated 100 foot buffer. The other more sensitive wetland feature is the intermittent stream along the eastern property line. The buffer to the stream and the wetland through which it flows is almost entirely untouched. A very small area of grading impact is proposed to the 40-foot buffer in one location.

### *2. Functions and Values Assessment*

Gove Environmental Services, Inc. evaluated the wetlands in the vicinity of the proposed impacts and buffer encroachment to determine its functions and values. By virtue of its association with a large wetland complex and existing conservation area, the wetland on this site does likely support a number of functions and values. Principle among these are wildlife habitat, water quality, and public recreation/aesthetic value. The majority of these functions and values, however, are derived from the main body of the wetland which lies within the adjacent conservation land. The proposed impacts are to the very edge of wetlands and a finger like projection into the site, both of which are only loosely associated with the main wetland area nearer to Little River and Bloody Brook. The impact areas are also closer to Continental Drive and other existing similar development. Impacts or buffer encroachment within more sensitive areas such as the intermittent stream and vernal pool have either been completely avoided or greatly minimized. For these reasons, the proposed impacts will have negligible, if any effect on the overall functions and values of the wetland areas which will remain intact and largely offsite.

3. *Use cannot be reasonably carried out outside of the buffers*

Given the unique manner in which the wetlands and buffers surround this property there is no way to meet the development needs of the proposed tenant without impacting the buffers and wetland areas as shown on the plans.

4. *Effort to minimize impacts to the buffer*

The proposed site design utilizes guardrail and steep slopes in an attempt to minimize buffer and wetland impacts. A good portion of the buffer impacts is due to grading, which will be restored using a conservation seed mix.

5. *Drainage facilities within the buffer*

The proposed stormwater management areas include a number of features designed to improve water quality of the stormwater runoff. Deep sump catch basins and sediment forebays are used to reduce velocities and settle out suspended solids. The "wet pond" basin areas will provide for added residence time so that additional settling of suspended solids can occur. Furthermore, by using a multi-stage outlet control structure at each treatment area, peak flow rates can be reduced to the pre-development rates. Lastly, the addition of emergent wetland plants to the shallow marsh portions of the basin will aid in the removal of nitrogen and phosphate from the pavement runoff.

As mentioned in item 4 above, attention has been paid to minimizing buffer impacts with the use of curbs, guardrail and steeper slopes. Finally, less than 50% of the drainage structures are located outside of the buffer area.

### **WAIVER REQUEST #5**

**SPR Regulation:** Section 9.13.7.3 requires parking areas to be constructed with a 3-inch binder course and a 1-inch wearing course of bituminous concrete.

**Waiver Request:** To allow the proposed Heavy Duty Pavement Areas to be constructed with a 2 ½-inch binder course and a 1 ½-inch wearing course and the Standard Duty Pavement Areas to be built with a 2-inch binder course and a 1-inch wearing course.

**Basis of Waiver:** The Heavy Duty Pavement Area section, which includes the entrance driveway and loading dock area, complies with the Town Standard in total pavement depth. It only differs in the thicknesses of the binder and wearing courses. The Standard Duty Area is limited to the parking area located on the west side of the building. Our geotechnical consultant thinks that a 3-inch pavement section in this area, coupled with the Town Standard subbase requirement, will be an acceptable typical section for this parking lot.

**WAIVER REQUEST #6**

**SPR Regulation:** Section 9.23 requires new telephone, electric and other utility distribution lines to be installed underground.

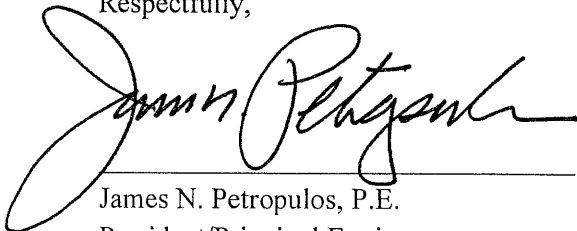
**Waiver Request:** To allow the use of overhead utility poles and wires to service the proposed building.

**Basis of Waiver:** The Garrison Glen Corporate Park is currently serviced an overhead utility pole line on Continental Drive. It is being proposed to service the proposed light industry/distribution facility at 12 Continental Drive by installing an overhead pole line along the entrance driveway and then behind the building to a transformer pad located just outside of the proposed electric room. The reason for this request is twofold. First, the cost to construct two thousand (2,000) lineal feet of underground conduit, manhole and wiring for electric, telephone and data services is extremely expensive. Second, given that above ground utility poles already service the park and that this project will not be seen by any abutting residential projects or from any major town roads, we feel that it is reasonable to make this request.

In summary, we feel that the above requests are reasonable for a project of this size and that a strict enforcement of these requirements would pose a hardship and difficulties to our client. Furthermore we think that the spirit and intent of the Town of Exeter Site Plan Review and Subdivision Regulations is met with this project in that the development will not be detrimental to public health, safety and welfare.

Thank you for your consideration in this matter.

Respectfully,

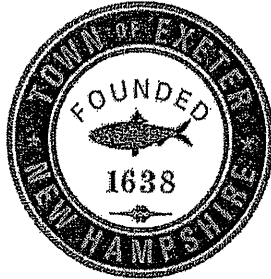
A handwritten signature in black ink, appearing to read "James N. Petropulos", written over a horizontal line.

James N. Petropulos, P.E.  
President/Principal Engineer  
**HAYNER/SWANSON, INC.**





# Town of Exeter- Planning Board



Application  
for:

**Conditional Use Permit:**  
**Wetland Conservation Overlay**  
**District**

July 2014



# Town of Exeter Planning Board Application

**RECEIVED**

Conditional Use Permit: Wetland Conservation Overlay District

DEC 15 2015

### SUBMITTAL REQUIREMENTS:

1. Fifteen (15) copies of the Application
2. Fifteen (15) 11"x17" and three (3) full sized copies of the plan which must include:
  - Existing Conditions
    - a. Property Boundaries
    - b. Edge of Wetland and associated Buffer (Wetlands Conservation Overlay District - WCOD)
      - Prime wetland: 100'
      - Vernal Pool (>200 SF): 75'
      - Exemplary Wetland: 50'
      - Very Poorly Drained: 50'
      - Poorly Drained: 40'
      - Inland Stream: 25'
    - c. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements

EXETER PLANNING OFFICE

### Proposed Conditions

- a. Edge of Wetlands and Wetland Buffers and distances to the following:
  - i. Edge of Disturbance
  - ii. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements
- b. Name and phone number of all individuals whose professional seal appears on the plan
3. If applicant and/or agent is not the owner, a letter of authorization must accompany this application
4. Supporting documents i.e. Letters from the Department of Environmental Services, Standard Dredge and Fill Application and Photos of the property
5. A Town of Exeter Assessors list of names and mailing addresses of all abutters

### Required Fees:

Planning Board Fee: \$50.00    Abutter Fee: \$10.00    Recording Fee (if applicable): \$25.00

The Planning Office must receive the completed application, plans and fees NO LATER THAN 4:00 PM on the day indicated on the Planning Board Schedule of Deadlines and Public Hearings.

APPLICANT	Name: <u>GARRISON GLEN, LLC</u>
	Address: <u>141 MAIN STREET, NASHUA, NH 03060</u>
	Email Address: <u>thomasmonahan@hotmail.com</u>
	Phone: <u>603-880-0502</u>
PROPOSAL	Address: <u>12 Continental Drive</u>
	Tax Map # <u>46</u> Lot# <u>1</u> Zoning District: <u>Cr-1</u>
	Owner of Record: <u>GARRISON GLEN, LLC</u>
Person/Business performing work outlined in proposal	Name: <u>GARRISON GLEN, LLC</u>
	Address: <u>141 MAIN STREET, NASHUA, NH 03060</u>
	Phone: <u>603-880-0502</u>
Professional that delineated wetlands	Name: <u>GOVE ENVIRONMENTAL SERVICES</u>
	Address: <u>8 Continental Drive, EXETER, NH 03833</u>
	Phone: <u>603-778-0644</u>

Town of Exeter  
 Planning Board Application  
 Conditional Use Permit: Wetland Conservation Overlay District

Detailed Proposal including intent, project description, and use of property: (Use additional sheet as needed)

*SEE ATTACHED SHEET*

Wetland Conservation Overlay District Impact (in square footage):

Temporary Impact	Wetland: (SQ FT.)	Buffer: (SQ FT.)
	<input type="checkbox"/> Prime Wetlands _____	<input type="checkbox"/> Prime Wetlands _____
	<input type="checkbox"/> Exemplary Wetlands _____	<input type="checkbox"/> Exemplary Wetlands _____
	<input type="checkbox"/> Vernal Pools (>200SF) _____	<input type="checkbox"/> Vernal Pools (>200SF) _____
	<input type="checkbox"/> VPD _____	<input type="checkbox"/> VPD _____
	<input type="checkbox"/> PD _____	<input type="checkbox"/> PD _____
	<input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Inland Stream _____
Permanent Impact	Wetland: (SQ FT.)	Buffer: (SQ FT.)
	<input type="checkbox"/> Prime Wetlands _____	<input type="checkbox"/> Prime Wetlands _____
	<input type="checkbox"/> Exemplary Wetlands _____	<input type="checkbox"/> Exemplary Wetlands _____
	<input type="checkbox"/> Vernal Pools (>200SF) _____	<input type="checkbox"/> Vernal Pools (>200SF) _____
	<input type="checkbox"/> VPD _____	<input type="checkbox"/> VPD _____
	<input checked="" type="checkbox"/> PD <u>6178</u>	<input checked="" type="checkbox"/> PD <u>59,600</u>
	<input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Inland Stream _____

List any variances/special exceptions granted by Zoning Board of Adjustment including dates:

*None*

Describe how your proposal meets the conditions of Article 9.1.6.B of the Town of Exeter Zoning Ordinance:

*SEE ATTACHED SHEET*

**CONDITIONAL USE PERMIT – WETLAND**  
**CONSERVATION OVERLAY DISTRICT**

**PROJECT NARRATIVE**

The project area under consideration for this application is located at 12 Continental Drive in Exeter, NH. The site is known to the Exeter Assessors Department as Map 46, Lot 1 and is currently owned by Garrison Glen, LLC of Nashua, NH. The parcel is located in Exeter's CT-1 Corporate Technology Park - 1 zoning district. Continental Drive contains a number of commercial and industrial businesses. Undeveloped industrial/commercial properties immediately abut the site to the south. Undeveloped conservation land owned by the Town of Exeter abuts the lot primarily to the north and east.

The subject lot contains 22.9 acres and is currently wooded. Numerous test pits were performed on the property and the soils can be generally classified as a glacial till soil. As can be seen on our site plans the property contains mild topographic relief. The high point in the center of the site is at elevation 104.0 +/- and the land slopes off in several directions to the mapped wetlands which range in elevation from 79.0 to 85.0. Wetlands on the property were recently flagged by Gove Environmental Services and located by Hayner/Swanson, Inc. As can be seen on the plans, they exist along three sides of this lot. These poorly drained areas are typical of a New England wooded wetland and they are ultimately part of the Little River wetland complex. The on-site wetlands carry with it a 40-foot buffer.

This lot is part of the Garrison Glen Corporate Park subdivision that was designed, permitted and built in the late 1990's. This lot has frontage along Continental Drive. It will share an access driveway with the existing F.W. Webb facility and abutting Lot 3, Map 46. The utilities needed to service this



site (sewer, water, telephone, electric and gas) are located in Continental Drive.

It is being proposed to construct a light industry/distribution facility for upon this lot. The project will get access from Continental Drive. The 1600-foot long entrance driveway will lead into the main body of the site that will contain a 1-story, 106,585 square foot building, which contains offices, assembly spaces, storage and distribution areas. Parking is proposed along the west side of the building and loading docks along the north side. Other site improvements include utilities to service the building, sidewalks, landscaping and site lighting. Two stormwater management basins will accommodate the new runoff created by the proposed impervious areas.

As can be seen on the Wetland and Wetland Buffer Impact Plan, there are four separate wetland areas are being impacted as a result of this development. The total amount of wetland impact is 6,178 square feet. In addition, 59,600 square feet of the 40-foot wetland buffer is also being disturbed.

A New Hampshire based company intends on opening this facility with just over 55 employees with that number growing to approximately 100 full and part time people during the holiday season. The hours of operation for the business are normally Monday-Friday from approximately 7 AM to 6 PM; however, during the holiday season additional hours are added. Given the number of employees and the light truck traffic for this proposed use, there is no significant impact to local traffic. Impacts to local schools as a result of this project are not anticipated.

## **CONDITIONAL USE PERMIT CRITERIA**

**Town of Exeter Zoning Ordinance Article 9.1.6.A Conditional Uses:** It is being requested to allow the construction of a portion of the building and driveways, parking areas, utilities and other site improvements as shown on the attached plan within the Wetlands Conservation Overlay District.

### **Town of Exeter Zoning Ordinance Article 9.1.6.B Conditions:**

**1. That the proposed use is permitted in the underlying zoning district.** Response: The light industry, warehouse, distribution facility is an allowed use in the CT-1 zoning district under Article 4.2 of the Exeter Zoning Ordinance.

**2. That the use for which the permit is sought cannot feasibly be carried out on a portion or portions of the lot which are outside of the Wetlands Conservation Overlay District.**

Response: As can be seen on the enclosed site plan wetlands surround the buildable portion of this lot. Typically, industrial uses require large, flat development areas to be able to accommodate the building, loading and parking needs of the tenant. In order to satisfy the building and site programming needs of the proposed tenant for this building, the siting of this facility impacts four wetland areas located on this property. There is no other way to position the building, parking or loading areas without impacting more of the wetland areas.

**3. That the design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland or wetland buffer and that no alternative design, which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer, is feasible.** Response: The amount of wetland impacts has been minimized by the use of guardrail and

steeper (2H:1V) slopes in areas where disturbances are contemplated.

A significant portion of the buffers impacts is from grading which will be restored using a conservation seed mix. This restored area will provide many of the buffer's water quality, wildlife and screening benefits. Furthermore, the proposed comprehensive stormwater management areas will include sediment forebays, wet pond extended detention and emergent vegetation that will prevent adverse impacts to the resource areas by providing qualitative and quantitative treatment of the post construction rainwater runoff.

*Should tally at temp impacts*

The relevant wetland areas adjacent to the proposed work represent the uppermost reaches of the large wetland complex associated with the confluence of Little River and Bloody Brook which is well off-site to the northwest. The project wetlands, which consist of poorly drained red maple forest, are only loosely associated with these waterways. They are distinctly different than the very poorly drained swamps, marshes, and beaver flowages which exist around these two waterways within the conservation area. A small intermittent stream along the eastern edge of the property is the only stream on or adjacent to the site. This stream flows into Bloody Brook northwest of the site. A vernal pool does exist in the "pan handle" portion of the site directly adjacent to Continental Drive where no work is proposed. There are no vernal pools associated with the development area.

The marginal forested wetlands which surround the buildable upland on the property are very common in this area and can be found adjacent to most of the other similar development along Continental Drive. They often occur in complex and convoluted patterns on the dense till between boulders and areas of ledge. Unless vernal pool habitat, streams, or other significant features are present they are not

particularly sensitive wetlands. The majority of the proposed wetland and buffer impacts occur to this type of wetland. There are two areas on the site which are comparatively more sensitive. One is the vernal pool directly adjacent to Continental Drive. Although technically on the property, this wetland is outside the development area. Since the existing access drive in this area will be utilized there will be no impacts to the pool or its associated 100 foot buffer. The other more sensitive wetland feature is the intermittent stream along the eastern property line. The buffer to the stream and the wetland through which it flows is almost entirely untouched. A very small area of grading impact is proposed to the 40-foot buffer in one location.

Gove Environmental Services, Inc. evaluated the wetlands in the vicinity of the proposed impacts and buffer encroachment to determine its functions and values. By virtue of its association with a large wetland complex and existing conservation area, the wetland on this site does likely support a number of functions and values. Principle among these are wildlife habitat, water quality, and public recreation/aesthetic value. The majority of these functions and values, however, are derived from the main body of the wetland which lies within the adjacent conservation land. The proposed impacts are to the very edge of wetlands and a finger like projection into the site, both of which are only loosely associated with the main wetland area nearer to Little River and Bloody Brook. The impact areas are also closer to Continental Drive and other existing similar development. Impacts or buffer encroachment within more sensitive areas such as the intermittent stream and vernal pool have either been completely avoided or greatly minimized. For these reasons, the proposed impacts will have negligible, if any effect on the overall functions and values of the wetland areas which will remain intact and largely offsite.



- 4. In cases where the proposed use is temporary or where construction activity disturbs areas adjacent to the immediate use; that the landowner agrees to restore the site as nearly as possible to its original grade and condition following construction.** Response: As previously mentioned the buffer areas impacted by grading will be restored with a conservation seed mix. Over time, these areas will serve as a good buffer to the resource areas.
- 5. That the proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of groundwater or other reasons.** Response: Due to the minor nature of the proposed impacts and the clean nature of this proposed use; hazardous impacts to public health, safety and welfare are not expected.
- 6. That all required permits shall be obtained from the New Hampshire Department of Environmental services Water Supply and Pollution Control Division under NH RSA 485-A:17, the New Hampshire Wetlands Board under NH RSA 483-A and the United States Army Corps of Engineers under Section 404 of the Clean Water Act.** The permits required to develop this site as shown on the proposed site plan shall be applied for in accordance with local, state and federal regulations.

Impact Area Photos  
Light Industrial/Distribution Center Development  
12 Continental Drive  
Exeter, NH



Photo 1: Impact Area A



Photo 2: Impact Area B



Photo 3: Impact Area C



Photo 4: Impact Area D

**ABUTTER LIST**  
**Job No. 4891-GGB2**  
**December 8, 2015**

**OWNER(S):**

46	1	Garrison Glen, LLC 141 Main Street Nashua, NH 03060	4404/2738
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**ABUTTER(S):**

46	2	Continental Drive Associates 160 Middlesex Turnpike Bedford, MA 01730	4087/0697
46	3 & 4	Garrison Glen, LLC 141 Main Street Nashua, NH 03060	4404/2738
46	5	Continental Microwave, Inc. 11 Continental Drive Exeter, NH 03833	3372/2605
46	7	Holding Court, LLC c/o Marks, Paneth & Shron 685 Third Avenue, 4 <sup>th</sup> Floor New York, NY 10017	5040/1960
47	4-6	Exeter Business Park Condominium Association Attn: Trish Simon, Sec./Treas. 510 Cushing Road Newmarket, NH 03857	-/-
47	7	Kevin M. King, Sr., Irrev. Trust Kevin M. King, Jr., Trustee P.O. Box 216 Stratham, NH 03885	2822/0601
56	2	Town of Exeter 10 Front Street Exeter, NH 03833	3373/0306

**DESIGN PROFESSIONALS:**

		James N. Petropulos, P.E. Hayner/Swanson, Inc. 3 Congress Street Nashua, NH 03062	
		Lee B. Gagnon, L.L.S. Hayner/Swanson, Inc. 3 Congress Street Nashua, NH 03062	

		Gove Environmental Services Attn: James Gove 8 Continental Drive Exeter, NH 03833	
		PROCON Attn: Matt Wirth, A.I.A. 1359 Hooksett Road, #16 Hooksett, NH 03106	
		Stephen G. Pernaw & Company, Inc. Attn: Stephen G. Pernaw P.O. Box 1721 Concord, NH 03302	



MAP 56 LOT 2

MAP 46 LOT 4

MAP 46 LOT 1

MAP 46 LOT 3

CONTINENTAL DR

MAP 46 LOT 2

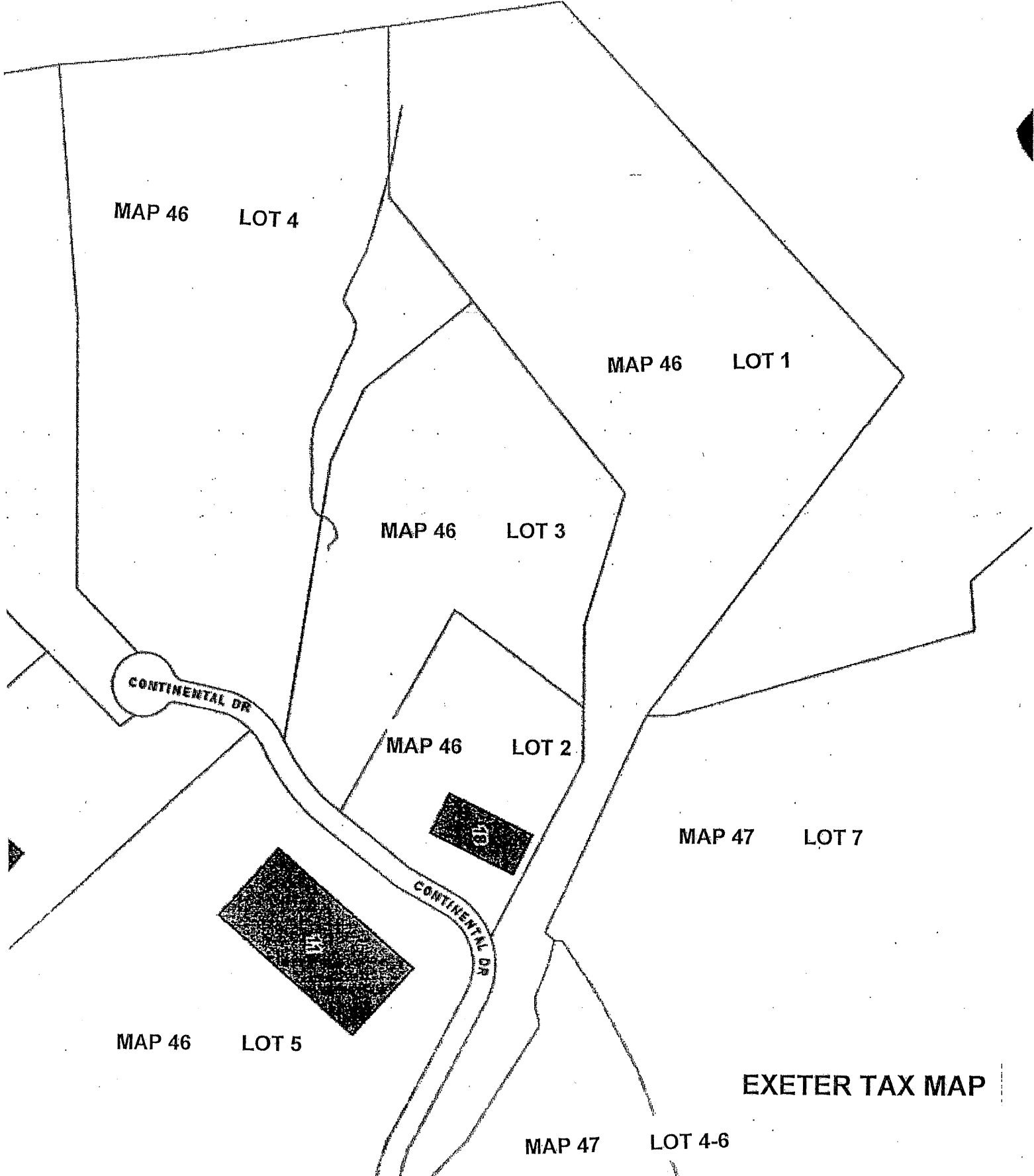
MAP 47 LOT 7

MAP 46 LOT 5

CONTINENTAL DR

EXETER TAX MAP

MAP 47 LOT 4-6



**Exeter Conservation Commission**

**Event Agreement**

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

Event Name: *Snowshoe Hullabaloo – Snowshoe Race*      Event Date: *Saturday February 20th*

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


*Ri Fahnestock 603 866 1268 gobolder@gmail.com*      Estimate of Participants: *100*

Event Description: *Snowshoe race for people of all ages and abilities. Held in Henderson-Swasey Forest, starting at the unofficial entrance at the end of Commerce Way. Race course design will depend on logging operations; we will look to ConCom for guidance. The race part of the Granite State Snowshoe Series, which draws people from around New England. We have ongoing permission with J.Shafmaster, S.Heal and J.Deane 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	_____
		12/19/15	_____
Event Point of Contact	Date	Conservation Commission	Date



# HENDERSON-SWASEY TRAIL NETWORK

This area is the result of donations 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.

In accordance with Town Ordinances the following uses are not permitted:

- motorized vehicles
- horseback riding
- hunting

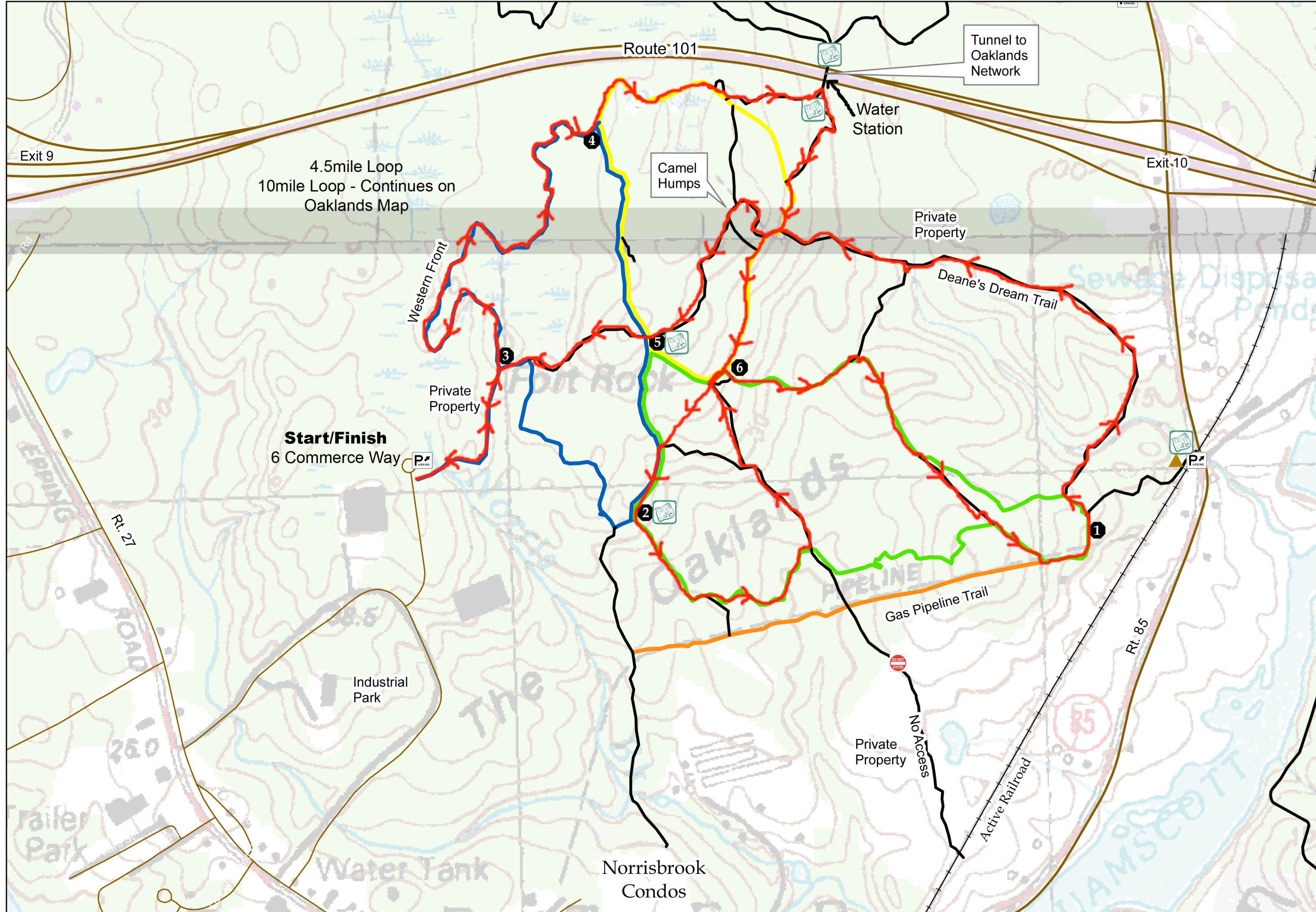
Please respect this land for the benefit of all users.

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

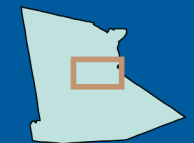
- Green Loop (1.65 Miles)
- Blue Loop (1.75 Miles)
- Yellow Loop (0.98 Miles)
- Gas Pipeline (0.50 Miles)
- Additional Trails

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

## Legend



Trail Network  
Town of Exeter, NH



## Henderson - Swasey Network



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





November 10, 2015

Mr. Don Briselden  
12 Gill Street  
Exeter, NH 03833

Re: Proposal/Agreement for Structural Repairs  
Town of Exeter – Conservation Committee  
Raynes Barn  
Newfields Road  
Exeter

Dear Mr. Briselden,

Thank you for the opportunity to submit this proposal to perform structural engineering services for the above referenced project. Our proposal is based on our site visit and discussion of October 15, 2015 and your letter dated October 14, 2015 outlining immediate and longer term repairs.

It is our understanding that the project has stabilization issues that need to be addressed to prevent further deterioration. This proposal discusses only the immediate repair and restoration aspect since the longer term action regarding the use of the barn as an expanded venue involves more issues that would trigger code compliance for roof, walls, and floors to name a few.

We propose to perform the following structural engineering services:

**Scope of Work**

1. Visit site and collect data.
2. Foundation repair – Prepare a drawing showing the limits of foundation wall repair and general specifications for the stone work.

*civil & structural consultants, land planners*



3. West & east sill repairs – Provide details and show the limits of the sill repairs.  
General specifications will include pressure treated wood unless otherwise directed.
4. Barn framing – Using present day snow loads and wind speeds of 105 mph as per the 2009 International Building Code, wind pressures acting on the north barn wall will be determined and the wall frame will be reviewed to establish the recommended repair.

We will meet and report our findings and suggest alternatives for stabilization of the north wall. Upon the approval of the alternative selected, we will provide drawings and notes showing the repairs / modifications.

5. Repair of clapboards and painting exterior – Prepare general criteria for replacing of broken clapboards using red cedar, surface preparation, and painting.

Estimated Fee: \$6,000

Actual fee will be hours expended times our hourly rates.

See attached Fee Schedule.

**Assumptions:**

1. Foundations – Dry stacked stone will be utilized.
2. No anchorage between the sill and stone foundation will be provided due to the stone.
3. Pressure treated timber sills will be utilized in lieu of pine as was provided in the previous repair.
4. Barn framing evaluation is limited to the north wall as this is where the distress is most severe.

We would be happy to review the scope of the above items at your convenience.



**Authorization**

The return of one signed copy of this letter will be considered as your acceptance of this proposal and will be interpreted by Emanuel Engineering, Inc., as authorization to proceed with the work described above. Standard terms and conditions are attached as part of this proposal.

Very truly yours,



Fred Emanuel, P.E.

Attachments:    Terms & Conditions  
                      2011 Fee Schedule

Authorized by: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

## TERMS & CONDITIONS

It is agreed that the Engineer shall furnish the requisite Engineering Services for an estimated fee plus out of pocket expenses, such as copying costs, mileage, and photos. Actual fee will be hours expended at our hourly rate schedule. Please see attached 2011 Fee Schedule. Our out-of-pocket expenses will be additional expenditures. Extra work requested by the client or that which is beyond the scope of services will be billed at our standard hourly rates.

For Engineering Services billed by means of bi-weekly or monthly invoices, payment is expected within 15 days of invoice. The Client shall pay in full any outstanding balance, less retainer, upon presentation of completed services and/or documents. The Client agrees to pay a finance charge equal to 1.5% per month for balances unpaid after 30 days. If the account is not current, then the Engineer may stop work and any contractual obligation shall become void.

If the amount due is not paid by the Client and it becomes necessary to take steps to collect on this debt, the Client shall, in addition to the outstanding invoice, be liable for the costs associated with the Engineer's attempts to collect said debt, including, but not limited to, attorney's expenses, and shall make reimbursement of said costs and expenses to the Engineer within seven days from the date upon which the Engineer provides Client with documentation of same.

The Client may interrupt or terminate the service on two (2) days notice, in writing. If the service is interrupted or terminated, the Client agrees to compensate the Engineer for all costs incurred to expiration of the notice period.

It is further agreed that the maximum liability of the Engineer for services performed under this Agreement shall be limited to the total fee paid to the Engineer under this Agreement.

Work will commence upon a mutually agreeable schedule upon signature of this agreement. This proposal for Engineering Services is good for fourteen days.



## 2011 FEE SCHEDULE

<u>Classification</u>	<u>Hourly Billing Rate</u>
Principal	\$125
Senior Professional Engineer	115
Senior Engineer	95
Professional Engineer	85
Engineer	75
Designer	70
Eng. Technician	40
Engineering Specialist	As quoted
Licensed Land Surveyor	75
Two man Survey Crew with EDM Total Station	125
CADD with Operator, AutoCAD	65
CADD with Senior Operator, AutoCAD	80
Word Processing and Administration	45
Administration Fee	3%
Consultants	Cost plus 15%

### Expenses

Reproduction / printing	Nominal amount
Job related travel	\$0.585 per mile

### STANDARD TERMS & CONDITIONS

You will be billed bi-weekly or monthly. Bills are due when rendered. Amounts unpaid after thirty days will bear interest at the rate of 1½ % per month. If your account is not current, then at our option, we may stop work and any contractual obligation we may have shall be void.

File: kls/P:\2015 JOBS\15-155 Exeter Conservation Commission\15-155 Proposal dated 11-10-15.docx

*civil & structural consultants, land planners*

118 PORTSMOUTH AVE. A202, STRATHAM, NH 03885 P: 603-772-4400 F: 603-772-4487 [WWW.EMANUELENGINEERING.COM](http://WWW.EMANUELENGINEERING.COM)

Exeter Conservation Commission  
10 Front Street  
Exeter, NH 03833

Dear Sir or Madam:

This letter serves as our required written notification of our plan to clear trees, remove stumps, and install fencing in the conservation easement area as indicated in the enclosed site drawing. The topography will not be changed.

We are using this land to provide horse grazing paddocks as part of a sustainable horse farm. We are planning to have no more than eight horses on the property. To prevent overgrazing and in order to maintain grass on the paddocks, we need eight acres of fields. We need to place some of the paddocks in the conservation easement because that is the best place on the property for pasture fields.

As part of the plan to run a sustainable horse farm, we will have four 2-acre paddocks, rotating the horses every week to a new paddock. For three weeks of every four, the paddocks will be left to grow. This keeps the grass growing strong, prevents bare areas, and therefore prevents erosion of soils. Pastures will be seeded with a pasture mix, to include clover, which also prevents erosion. After the horses have grazed a field for a week, we will pick as much manure as possible from that paddock. The manure will be composted in compost bins located next to the barn in the excluded area.

Compost will be given away. The manure management plan, the compost bins location and construction, and the pasture rotation plan we will use is in keeping with the UNH Cooperative Extension's paper, "Good Neighbor Guide for Horse-Keeping: Manure Management" and the "Manual of Best Management Practices (BMPs) for Agriculture in New Hampshire."

The horses will not go on the grazing paddocks in rainy weather or periods of slow growth. A "sacrifice lot" will be used, as described in the "Manual of Best Management Practices (BMPs) for Agriculture in New Hampshire." Also, a grassed area of 15-20 feet will surround the paddocks, outside the fencing, to act as a runoff barrier.

We will be using only organic soil supplements.

Fencing will be wooden posts and tape fence.

This land clearing does not require an Alteration of Terrain permit from NH Department of Environmental Services since the land will be used for agricultural purposes as defined by NH RSA 21:34-a. The Alteration of Terrain permit is waived for agricultural purposes according to NH RSA 485-a:17.

Please note that this land we are clearing was very likely sheep and/or cow pastures in the past, based on our research. It will be nice to return this land to its original use as a farm.

If you have any questions or concerns, please contact Susan Hanna at (603) 686-2387.

Sincerely,



Susan D. Hanna



Randall Keith Limberg





**FOREST IMPROVEMENT HARVEST and TIMBER SALE AGREEMENT**  
**Henderson-Swasey Conservation Area**  
**Exeter, New Hampshire**

Page 1 of 8

AGREEMENT made this 28<sup>th</sup> day of December 2015, between the Exeter Conservation Commission, representing the Town of Exeter, New Hampshire, a New Hampshire incorporated municipality with place of business at 10 Front Street, Exeter, New Hampshire 03833, hereinafter referred to as the LANDOWNER (the "LANDOWNER"), AND Scott Sweet, DBA Sweet's Logging and Landclearing, Inc., a New Hampshire Corporation with listed address and place of business at PO Box 234, Scribner Road, Strafford, New Hampshire, 03884, with Scott Sweet signing as President, hereinafter referred to individually and collectively as the CONTRACTOR (the "CONTRACTOR").

**ARTICLE I – Property Description and Stipulations**

- A. The purpose of this Agreement is to stipulate the terms, conditions, and specifications for the CONTRACTOR to conduct a forest improvement harvest on the LANDOWNER'S woodland property (the "Property"). Furthermore, since the CONTRACTOR will be purchasing the marketable sections of the trees that are harvested, this AGREEMENT also provides the conditions of this sale.
- B. The LANDOWNER agrees to sell to the CONTRACTOR and the CONTRACTOR agrees to buy from the LANDOWNER certain marked timber trees (the "timber") as designated and marked, or to be marked, with blue paint on the trunks or otherwise designated for cutting by the LANDOWNER'S forester, Charles Moreno, (the "Forester"), and the Forester's employee(s).
- C. The Property is a 240.5± acre woodland property known as the "Henderson-Swasey Conservation Area" which is located off Newfields Road and on the south side of NH Route 101 approximately 1± mile northwest of the Exeter town center. The Property is located in the Town of Exeter, County of Rockingham, and State of New Hampshire. The Property is identified in the Town of Exeter Tax Maps as Map 39, Lots 2 and 3; Map 40, Lot 13; and Map 49, Lot 8.
- D. The timber is situated on the approximately 120± acre "managed forest area" as defined in the most current *Forest Management Plan for the Henderson-Swasey Conservation Area* (Moreno, October 2011). The managed forest area covers the southern section of the parcel as delineated on the *Management Recommendations Map* on page 5 of the aforementioned Forest Management Plan. The managed forest area is delineated in the forest by the Forester by marked trees.
- E. The timber for harvest and sale, marked or to be marked by the LANDOWNER'S Forester with blue paint on the trunks, is roughly estimated to contain the following volumes:
  - 75,000± BF -- White Pine sawtimber, all grades
  - 8,000± BF -- Hemlock sawtimber, all grades
  - 25,000± BF -- Red Oak sawtimber, all grades
  - 10,000± BF -- Hardwood sawtimber, mixed species and grades

2,000± Tons -- Chipwood and/or pulp equivalent  
150± Cords -- Firewood or Chipwood equivalent

NOTE: The volumes of pulp (and firewood) are interchangeable with chipwood and may result in proportionally greater or lesser volumes of the various products.

- F. Where located through woodlands adjacent to harvest areas, the Property's boundary lines are demarcated with orange paint blazes on tree trunks along the line and/or pink day-glow flagging. These trees are strictly not to be harvested, nor is the CONTRACTOR authorized to cross the boundary lines with logging equipment onto an abutting property for any reason.
- G. The LANDOWNER warrants title to the land and to the tree stumpage covered by this Agreement with complete authority to sell such timber and enter this Agreement.
- H. CONTRACTOR assumes all risks of, and responsibility for, personal injury to CONTRACTOR's agents and employees or others, and for damage to his/its property or the property of the LANDOWNER or others concerning operations under this Agreement.
- I. The CONTRACTOR stipulates that he/it is independent contractor and business, as are any trucker or logging crew he/it may assign and or contract to operate on the LANDOWNER'S property. It is hereby stipulated that any truckers, loggers, co-workers, employees, subcontractors, and/or assignees of any kinds and all descriptions of the CONTRACTOR are not employees of the LANDOWNER or the LANDOWNER'S Forester. Furthermore, the CONTRACTOR and his/its truckers, loggers, co-workers, employees, assignees will indemnify and save harmless the LANDOWNER and the Forester from any and all claims and actions covering loss costs, injuries, expense (including attorney and legal fees), and damages of every kind and description which may be brought or made against the LANDOWNER or Forester on account of or in any manner arising out of the work being done under this Agreement by the CONTRACTOR or his/its truckers, loggers, co-workers, employees, subcontractors and/or assignees.
- I. The CONTRACTOR insures that he/it and any subcontractor will carry and maintain Workmen's Compensation Insurance for any and all of their owners, officers, and employees who are working on or in any way connected with the work on the LANDOWNER'S property. In addition, the CONTRACTOR insures that he/it will carry Public Liability Insurance in an amount satisfactory to the LANDOWNER. The CONTRACTOR agrees to provide a certificate of insurance coverage to the Town of Exeter indicating satisfactory levels of coverage prior to commencing work on the property
- J. The LANDOWNER shall allow the CONTRACTOR access to the Property for the purpose of cutting and removing the timber under all the terms, conditions, and specifications stated herein.

- K. All marked trees shall be cut and removed all harvest specifications listed in Article III met, and all operations of the CONTRACTOR on the Property will be completed by October 31, 2016. The LANDOWNER may grant a logging extension period by signed rider to this Agreement, if so deemed by the LANDOWNER only, because of extenuating or unforeseen circumstances. Time is of the essence.
- L. The CONTRACTOR agrees to comply with any and all of the provisions herein stated, and shall conform to the directions and instructions given by the Forester. The Forester reserves the right to stop the harvest operation and suspend the CONTRACTOR'S entry privileges if the conditions of this Agreement are not being observed.
- M. The CONTRACTOR assumes sole and full responsibility for abiding by the New Hampshire DES Timber Harvest Notification Permit for crossing wetlands, and for abiding by all NH BMP's while working in the vicinity of wetlands.
- N. The CONTRACTOR accepts full responsibility for contacting the gas line companies which own/operate the gas transmission lines which bisect the forest management area. Furthermore, the CONTRACTOR accepts full responsibility and liability for complying with safety instructions and specifications from the gas line companies for crossing over the gas lines to access timber on the south side of the gas lines.

## ARTICLE II. - TRANSACTIONS

### *Stumpage/Values*

- A. The point of sale for all harvested timber on the LANDOWNER'S property is at the time each individual tree is severed from the stump. From this point on, the CONTRACTOR incurs full responsibility for the payment of stumpage value at the rates quoted below.
- B. Timber will be sold on a "stumpage" basis as specified below, with payment made by the CONTRACTOR to the LANDOWNER for all marketable timber harvested. Logs are to be sold in industry standard one thousand board feet units, signified by the abbreviation "MBF".
- C. The CONTRACTOR agrees to pay for stumpage at the following rates (rates include the cost of the Timber Tax):
  - \$190.00/MBF -- White Pine grade sawlogs
  - \$ 40.00/MBF -- White Pine pallet logs
  - \$ 45.00/MBF -- Hemlock logs
  - \$ 75.00/MBF -- Red Oak pallet logs
  - \$ 45.00/MBF -- Hardwood pallet or low-value logs
  - \$210.00/MBF -- Long Hardwood mat logs
  - \$ 20.00/Cord -- Firewood
  - \$ 2.00/Ton -- Pine Pulp

\$ 8.00/Ton -- Hardwood Pulp  
\$ 4.00/Ton -- Hemlock Pulp  
\$ 2.00/Ton -- Whole Tree Chips

- D. The stumpage value of all hardwood grade sawlogs and veneer logs that are harvested by the CONTRACTOR will be determined using the operating rates listed below. The CONTRACTOR will receive mill-delivered payment for hardwood grade logs and veneer, then deduct the operating rate for harvesting, yarding, processing, and trucking the hardwood logs to market. The CONTRACTOR will then make payment of the balance of the mill-delivered payment to the LANDOWNER. The CONTRACTOR's operating rates are as follows:

\$250.00/MBF -- Hardwood grade sawlogs  
\$275.00/MBF -- Hardwood veneer logs

If the mill-delivered value for a hardwood log is \$295.00/MBF or less, the log will be considered a hardwood pallet or low-value log, and then the CONTRACTOR will pay the LANDOWNER the default stumpage price of \$45.00/MBF.

- E. Prices for products/species not listed above will be negotiated between the LANDOWNER'S Forester and the CONTRACTOR if and when they are produced.

#### **Timber Tax**

- F. The CONTRACTOR agrees to purchase the timber for the respective stumpage values listed above. The stumpage values listed above contain a 10% additional premium since the Town of Exeter Selectmen agreed (Selectmen Meeting 12/28/2015) to completely abate, waive, and not assess a Timber Tax on the harvested timber under this Agreement. It is understood that the rates paid for stumpage by the CONTRACTOR as quoted in this Agreement *include* the cost of the Timber Tax, and that the CONTRACTOR will not be held liable or accountable for any further Timber Tax if the LANDOWNER, the Town of Exeter, later decides to assess. If the Timber Tax were to be assessed, the CONTRACTOR reserves the right to deduct 10%, or the amount equal to the Timber Tax, from the stumpage prices quoted above and paid to the Town.

#### **Payments**

- G. The CONTRACTOR will make payment for stumpage to the Forester, with stumpage checks written to the *Town of Exeter*. Stumpage payments must be accompanied by all corresponding mill scale receipts and the CONTRACTOR'S trip tickets. The CONTRACTOR will also submit a statement that accounts for and summarizes the mill receipts submitted.
- H. The CONTRACTOR agrees to make stumpage payments on a weekly basis, paying for all stumpage delivered to market the previous week, or within one week of receiving market payment.



***Project Set-up, Staging, and Restoration Costs***

- I. The CONTRACTOR agrees to establish access for the harvest operation covered under this Agreement. Access establishment costs include removing vegetation and grading the Property's existing woods road, clearing, excavating, and grading a new interior landing site, and enlarging the existing landing site. The CONTRACTOR agrees that clearing and excavation costs for re-establishing the existing woods road, and creating two adequate landing sites for the harvest operation will not exceed the cost of \$4,000.00. The CONTRACTOR will deduct the cost of access excavation and site work from stumpage their stumpage payments, with accompanying documentation.
- J. The LANDOWNER agrees to cover the cost of materials to create adequate access to the landings sites, allowing the passage of trucks and equipment related to this harvest operation. Materials include gravel, stone, geotextile fabric (if needed), and permanently-set culvert(s) (if needed). The CONTRACTOR may purchase the materials, as needed, and deduct the cost from stumpage payments, with accompanying receipts for materials purchased. If more than 4 loads of gravel or stone are needed, or if geotextile or culvert(s) are needed to provide adequate access, the CONTRACTOR must first notify and receive approval from the LANDOWNER, in order for the LANDOWNER to cover the cost of these additional materials. This provides the LANDOWNER, with recommendation from the Forester, the opportunity to assess the need for additional materials. The LANDOWNER agrees to provide timely response to the CONTRACTOR if a request for additional materials is made.
- K. The CONTRACTOR agrees to cover the cost of landing and woods road restoration at the end of the project, in so far as providing final grading to travel surfaces, installing water bars, if needed, to control erosion, removing all equipment and any trash, and grading woody logging residuals onto the edges of the landing sites. The LANDOWNER will cover the cost of seeding and mulching bare ground surfaces after the operation is completed, if it is decided that this action is needed.
- L. The CONTRACTOR agrees to set up warning signs on Newfields Road notifying oncoming traffic of trucks entering and exiting the Property during the course of the harvest operation.

**ARTICLE III. – Harvest Specs**

The CONTRACTOR agrees to harvest and remove the said trees in accordance with the following conditions:

- A. The CONTRACTOR will harvest and remove only trees that the Forester has selected and marked with blue paint, with the exception of trees which must be removed for skid trail access. Unmarked trees that may be removed for skid trail access by the CONTRACTOR include diseased or declining beech, red maple, white birch, or hemlock trees or saplings. All other trees, particularly oaks, pines, hickories, sugar maple, and black or yellow birches, including young growth and

- designated older growth significant trees (See the *Physical Features Map* in the Forest Management Plan), will be protected from unnecessary injury or harvest. The Forester retains the right to limit the number of unmarked trees harvested, if he deems an unnecessary and excessive number are being removed. Scraping or “skinning” the bark of residual forest trees while logging will be avoided.
- B. The harvest must be done thoroughly and methodically.
  - C. Damage to residual crop trees and specified pockets of forest regeneration will be avoided while harvesting and removing timber from the forest.
  - D. STUMPS. Stumps will be cut as low to the root swell as possible and generally within eight (8) inches of the highest ground, or exposed rock, around the stump. (During deep snow conditions provision is made to allow stumps 1± foot in height). Reasonable effort will be made to re-cut the stumps of multiple-stem trees and skidding posts to within 24±” inches, of the ground.
  - E. SLASH: Tree tops and stems that are unmerchantable as a higher value product, including branches that break-off during the course of logging, will be yarded for chipping, or crushed to lie flat on the ground or generally lopped to within 2½ feet of the ground surface. The CONTRACTOR should leave natural deadfall, including naturally fallen trees, in the woods on the forest floor.
  - F. SLASH SETBACKS. No slash may be left within 25 feet of abutting properties in accordance with New Hampshire law.
  - G. ROADS and TRAILS: The CONTRACTOR agrees to remove all slash generated from this operation from the Property’s existing main recreational trails, the woods road, and the gas line corridor.
  - H. TRAIL CROSS-OVERS: Working with the Forester, the CONTRACTOR agrees to pre-plan crossovers over the Property’s recreational trails, and to avoid using the trails for skidding, unless necessary.
  - I. All above-the-stump merchantable timber and biomass in tree stems and tops will be utilized as thoroughly as possible for their highest value products.
  - J. Any felled tree that lodges in another tree will be taken down immediately.
  - I. Bent saplings resulting from the operation shall be trimmed down to lie flat on the ground. The logger shall cut, rather than run over, saplings (>2”) in skidder paths.
  - J. Rutting of the ground by the CONTRACTOR’S equipment will be avoided. However, due to variable weather and inherent wet conditions on sections of the LANDOWNER’S property, it is recognized that ruts from skidding may occur. Any ruts made by the CONTRACTOR’S equipment, i.e., skidder, shall be backdragged as smooth as possible by the CONTRACTOR’S skidder.

- K. The CONTRACTOR may use branches and woody debris as matting to stabilize soft ground along skid trails. New Hampshire Best Management Practices (BMPs) recommends this practice, with allowance for leaving the material in place after the operation is complete to minimize impact.
- L. The CONTRACTOR shall observe New Hampshire Best Management Practices (“BMP’s”) in the installation, usage, and removal of temporary stream or wetland crossings, properly poling all crossings or installing portable bridging prior to skidding. The CONTRACTOR shall install stream crossings and cross streams only at permitted locations. A poled ford or portable bridging will be installed to cross the stream(s) and removed at the end of the operation, while applying New Hampshire BMP guidelines. The CONTRACTOR agrees to assume full responsibility for abiding by NH DES Wetland Bureau regulations.
- M. LANDING RESTORATION. The CONTRACTOR agrees to clean the landing sites at the end of the operation, leaving them free from all trash generated by this harvest operation. The CONTRACTOR agrees to remove all marketable pulp, logs, firewood, and other merchantable forest products from the landing sites and Property within two weeks of the completion of logging on the Property. In addition, the CONTRACTOR will neatly pile, scatter, or spread, on the landing edges, all woody debris (log clippings, de-limbing scraps, tree bark, sawdust) resulting from this operation. To minimize the amount of woody debris build-up in the landings, woody matting can be distributed about the woodlands, particularly to stabilize soft ground on skid trails, or to level extremely rocky ground.
- N. The LANDOWNER may find that woody debris cannot be adequately hidden from view or scattered neatly enough around the landing sites. In this case, the LANDOWNER may opt for having woody landing debris buried alongside the landings by an excavator, or trucked offsite by a disposal service. These forms of landing restoration, if needed or desired, requiring the hiring of extraneous equipment or services, is considered beyond the scope of the CONTRACTOR’S services, and will be contracted and paid for by the LANDOWNER.

#### **ARTICLE IV – Additional Stipulations**

The CONTRACTOR further agrees as follows:

- A. To inform the Forester if work is to be suspended for more than two (2) days because of equipment failure, illness or any other reason. The CONTRACTOR will then notify the Forester before resuming work.
- B. To use reasonable care to prevent forest fires and to assume all liability for damage and suppression costs with respect to the property of the LANDOWNER and others if a forest fire occurs as a result of harvesting operation or because of carelessness of those involved in the harvesting.
- C. To refrain from littering the woodlands or landing areas with lunch papers, oilcans, or garbage of any description. All trash (if any) from the CONTRACTOR’S operation

will be removed by the CONTRACTOR from the LANDOWNER'S property immediately upon completion of the operation.

- D. The draining or dumping of equipment oil, hydraulic fluid, coolant, fuel, and associated parts onto the LANDOWNER'S property are strictly forbidden. The service of equipment on the site must be done in a manner that used equipment fluids are properly contained and disposed of by approved methods.
- E. This Agreement is governed by laws of the State of New Hampshire.

**ARTICLE V – Termination of Contract**

It is mutually understood and agreed by and between all parties heretofore mentioned as follows:

- A. All rights granted under this Agreement revert to the LANDOWNER on the date of termination of this Agreement, whether such termination results from the full performance of the said Agreement, or is so declared by the LANDOWNER on account of breach of this Agreement by the CONTRACTOR.
- B. The rights granted herein by the LANDOWNER to the CONTRACTOR are not assigned to another without the LANDOWNER'S written consent.

IN WITNESS WHEREOF, the parties have hereunto set their hands on the day and year noted below.

_____	_____	_____
LANDOWNER	DATE	WITNESS
Exeter Conservation Commission		

_____	_____	_____
CONTRACTOR	DATE	WITNESS
Scott Sweet, President DBA Sweet's Logging and Landclearing, Inc. Strafford, New Hampshire		



Kristen Murphy <kmurphy@exeternh.gov>

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## Re: trail signs

1 message

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Larry Fritz <larrynfritz@gmail.com>  
To: Kristen Murphy <kmurphy@exeternh.gov>

Wed, Dec 23, 2015 at 2:44 PM

Hello Kristan,

Sorry it has taken so much time to give you an estimate on the signs. It's a difficult thing to do, since I do not have a machine to automatically route the letters. If I make a mistake I have to start all over with a new piece of wood. (all lost time & materials) I have designed & made many signs for the Sunshine Campus that I managed for 24 years , but I had a nice wood shop to work in. Anyway, here is my best guess. The big sign will have to be made out of (2) pieces of 1 1/2" X10" X8' Cedar joined together. If 3" letters are desired, the overall length will be 7'-3" long. William J "Willy" White will be on the top board & Conservation Area with the PINE BRANCHES on the second board. White paint will be used for the lettering. The sample picture looks like it has a grey paint finish on the face. Is that what is wanted for the new sign? Also the posts will be pressure treated, will they need the top edge angled or chamfered( for water run off)?This estimate does not include installation.

Large "Willy White sign : \$936.00

(3) Junction signs : \$120.00

Sincerely ,  
Larry N. Fritz  
6 Great Hill Court  
Exeter, NH 03833  
(585)749-8174

On Fri, Dec 11, 2015 at 11:11 AM, Kristen Murphy <kmurphy@exeternh.gov> wrote:

Hi there,

Here is the photo of the sign that the White Sign would be similar to. We don't have photos of the junction markers though I bet I could get someone to snap one while riding if you need one of those.

Kristen

----- Forwarded message -----

From: **Kristen Murphy** <kmurphy@exeternh.gov>  
Date: Tue, Nov 24, 2015 at 8:38 AM  
Subject: Re: trail signs  
To: Jason Fritz <jfritz3491@yahoo.com>

Yes I put it in the mail that same day (Friday?) w/ a stamped envelope for returning.

On Mon, Nov 23, 2015 at 3:36 PM, Jason Fritz <jfritz3491@yahoo.com> wrote:

Ok, thank you. Did the updated MOU get sent to Phillip at NEMBA?  
Have a Happy Thanksgiving  
J

Sent from Yahoo Mail on Android



To NH Conservation Commissions:

You have probably heard that the NH Fish and Game Commission has recently voted to open a trapping, hounding and baiting season on bobcats. We as members of the Stoddard Conservation Commission unanimously opposed to opening a season on bobcats, because there is no good scientific reason to do so, and that most NH citizens would rather watch bobcats than trap or hunt them. Moreover, there is increasing scientific research showing the importance of predators such as bobcats in creating and maintaining the health of our ecosystems.

We invite you to read the enclosed letter which details why we think opening a bobcat season in NH is not good conservation. And if your Commission agrees, please join us in signing the enclosed letter to NH Fish and Game Commission to voice our opinion. We feel it our duty to represent public opinion in our town as well as on behalf of conservation. We are hearing more and more conservationists in NH, including some biologists working in the NH Fish and Game Department, increasingly showing discontent about decisions made by the civilian 11-person Fish and Game Commission which is composed entirely of trappers, hunters and fishermen. It is time for us to speak up.

If you wish to write your own letter to Fish and Game Commission, the following is info on how you can contact your county Commissioner. You may also want to send a copy of your letter to Theodore A. Tichy, the chair of the Commission. The Commissioners don't have email addresses. Please be sure to email a copy of your letter to Fish and Game Legal Council Evan Mulholland ([Evan.Mulholland@wildlife.nh.gov](mailto:Evan.Mulholland@wildlife.nh.gov)) and Wildlife Division Chief Mark Ellingwood ([mark.ellingwood@wildlife.nh.gov](mailto:mark.ellingwood@wildlife.nh.gov)).

**Strafford County**

Barry Carr; Address: 285 NE Pond Rd, Milton, NH 03851; Phone #: 755-1175

**Merrimack County**

Vincent Greco; Address: PO Box 151, Pembroke, NH 03275; Phone #:715-9091

**Coos County**

Theodore A. Tichy; Address: 12 Spruceville Road, Milan, NH 03588; Phone #:449-2244

**Belknap County**

John W. McGonagle; Addr: 165 Potter Hill Road, Gilford, NH 03249; Phone #:524-3144

**Carroll County**

David L. Patch; Address: PO Box 10, Glen, NH 03838; Phone #:387-3771

**Cheshire County**

Best regards,

Stoddard Conservation Commission, [nhstoddardcc@gmail.com](mailto:nhstoddardcc@gmail.com)

Geoffrey T. Jones, Board Chairman

Paul Crosby

Brenda Bryer

R. Scott Semmens

Helen Tam-Semmens

To NH Fish and Game Commissioners:

The undersigned NH Conservation Commissions hold the position that opening a bobcat season, especially at this early juncture of bobcat population recovery, is against the best interest of conservation. Therefore we recommend that your Commission reconsider your decision of opening a bobcat season.

Resident adult bobcat population in NH was estimated to be about 1100 based on your department's recent joint study with UNH. An ongoing genetic study led by UNH conservation biologists Dr. Marian Litvaitis and Rory Carroll has provided early results that our NH highways are acting as a fence for bobcat breeding. Inbreeding leads to reproductive failure and lack of adaptability. Add on climate change and continued development, whether bobcats can sustain a real comeback in NH or not remains to be seen.

Conservation biologists Rory Carroll said in an interview, "When we have healthy predator populations, this benefits the entire ecological community, including other animals and plants. It seems like the population is getting more robust, but the landscape now is very different than it was when bobcats were very widespread so we are interested to see if it's even possible for bobcats to have a healthy, well-connected population."

Indeed, there is increasing research showing that healthy predator populations play a vital role in our ecosystems in trophic cascade manner, benefiting animals and plants and even rivers and streams, which we humans also depend on to survive. A recent study by Stanford, Princeton and the University of California-Berkeley indicates that the first mass extinction ever since we humans have set foot on earth is already underway. It highlights the importance of conservation in our times. And preserving predators such as bobcats which benefits our entire ecosystems is a great tool in our conservation effort.

Research by ecologist Steve Knick and others show that predators such as bobcats do not need manipulative management to control their population, because they have the ability to self-regulate their population through fertility, etc. Moreover, bobcats do not usually conflict with humans. If conflict incidence arises in the future, it can be dealt with on an individual basis.

Bobcats are valuable to conservation in NH and generally beloved by NH residents. There is no good scientific reason to open a season on bobcats. Therefore we urge your Commission to reconsider your decision of opening a bobcat season.

Best regards,

(a list of all the Conservation Commissions in NH agreed to signing this letter)

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

## **Exeter Conservation Commission**

### *Draft Minutes*

Henderson Swasey Town Forest, Newfields Road Exeter

December 15, 2015

#### **Site Walk Notes:**

The Conservation Commission gathered at the Newfields Road entrance to the Henderson Swasey Town Forest at 2:00 pm. The purpose of the site walk was to meet with the contracted forester Charlie Moreno and review the logging plans.

Members Present: Carlos Guindon, Peter Richardson, Don Briselden, Cynthia Field, Bill Campbell.

Staff and Others Present: Kristen Murphy, Natural Resource Planner, Charlie Moreno & Greg Jordan consulting foresters, and trail users Ri Fahnestock, Mark Damsel, and Deb Humiston.

Mrs. Murphy presented a brief history of timber management for Henderson Swasey and introduced Charlie Moreno, consulting forester. Mr. Moreno presented an overview of the timber management plan update and led a walk through the forest.

#### Key notes:

1. Trees will be selectively cut with some small openings created.
2. In most areas (landings sites excepted) trees for removal have been marked. Different markings indicate tree quality.
3. Goal for removal is habitat enhancement, not financial gain. It is likely the logging operation will be revenue neutral with any proceeds likely going toward invasive plant control.
4. Selection of what trees to mark was based on examples such as whether the tree was diseased, what the crown condition was, and if removal would enhance growth of a more healthy/productive tree.
5. Road upgrade and landing preparation will require grading.
6. Trucks leaving the forest will require some form of traffic control.
7. Timing is based on conditions so identifying when the harvest will happen is difficult. Under consistent ideal conditions logging would take approximately 5 weeks.
8. For the safety of the logging operation trails would need to be closed to use. This will require coordination between the town, the forester and the logging company.

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**Exeter Conservation Commission**  
*Draft Minutes*  
Wheelwright Room, Exeter Town Offices  
December 15, 201

**Call Meeting to Order**

Members Present: Acting Chairman Carlos Guindon called the meeting to order at 5:30 pm in the Wheelwright Room of the Exeter Town Offices. Additional members present included Peter Richardson, Virginia Raub, Don Briselden, Cynthia Field, Bill Campbell, and Selectmen's Representative Nancy Belanger.

Staff Present: Kristen Murphy, Natural Resource Planner

**Action Items**

**1. Review of Logging Bids for Henderson Swasey Town Forest Timber Harvest.**

Carlos Guindon introduced contracted forester Charlie Moreno who presented the Commission with three bids for logging of the Town Forest in accordance with the forest management plan. Bids were summarized in a table for comparison purposes. It was noted how close the bids were and Don Briselden remarked that this is indicative of bidders being very clear on the scope of work. In response to questions by board members, Mr. Moreno discussed that the proceeds included in the table were based on estimates from field cruising of the forest conducted by he and his assistant Greg, noted that the actual bids submitted were based on board feet and that the ultimate value will be determined by the mill. Actual amounts may vary based on log condition. Bids also included improvements to roads and landing areas and the Commission discussed differences in those bids. Other topics discussed included the need for traffic control when the trucks are leaving the site, the forester and logging companies role in the wetland application, and that the town has the ability to waive the timber tax fees. He clarified an important step prior to signing the contract is for the Commission to determine if the Board of Selectmen is supportive of waiving the timber tax. The Commission also asked how this project ranks in terms of complexity or size with respect to typical harvest. Mr. Moreno stated the recreation use, density of trails, the rockiness of the site and the incorporation of a gasline crossing all contribute to make this is a complex logging operation.

*Mr. Campbell made a motion to select Sweets Logging and Land Clearing as the logging contractor, second by Mr. Briselden.*

*VOTE: Unanimous*

**2. Minimum Impact Dredge and Fill application for 209 Water Street for the replacement of the 2,440 square foot PEA seasonal boat dock with a 2,920 square foot dock.**

Roger Wakeman from PEA and Luke Hurley from Gove Environmental presented the project to the Commission. It was clarified the replacement dock would extend 30' beyond the



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Exeter Conservation Commission meeting.

existing dock and will add boat slips to the design. In response to questions, it was clarified that the material will be high density polyethylene and a brochure showing the surface design was passed around. Concerns were expressed about the ability of light to penetrate through the dock in order to support submerged aquatic vegetation. Mr. Hurley said they could look into it.

*Mr. Richardson made a motion to recommend approval to the State as presented, seconded by Mrs. Field.*

*Vote: Unanimous.*

With no further business, Mr. Briselden made a motion to adjourn, seconded by Mr. Campbell.  
Vote: Unanimous. Mr. Guindon adjourned the meeting at 6:40 pm.

Respectfully submitted,  
Kristen Murphy  
Natural Resource Planner

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

## Exeter Conservation Commission

*Draft Minutes*

December 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: Bill Campbell, Ginny Raub, Carlos Guindon, Nancy Belanger, Peter Richardson, Jay Gregoire, Alyson Eberhardt

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

2. Public Comment: None

### Action Items

1. Current Conditions Report for Callahan Property

Ms. Murphy explained that the Town holds executory interests and Southeast Land Trust holds the easement of the Callahan Property. South East Land Trust and Ms. Murphy met with the landowner who seemed to be confused as to the restrictions of the easement. SELT and Ms. Murphy met with the landowner to discuss issues. The landowner has hired Mark West as consultant to restore the encroachments on the property. A baseline documentation of the conservation land is typically prepared at the time of acquisition. To update the baseline documentation from the encroachments and the restoration that was done a current conditions report was prepared. The Conservation Commission would sign off on the current conditions report. Ms. Murphy said ideally a baseline report would be completed for each property. Mr. Gregoire asked if the Commission would hire someone to create the baseline documentation for other property's. Murphy said there are many properties in need of baseline documentation.

*Mr. Campbell motioned to authorize the chair, Mr. Gregoire to sign off on the current conditions report on the Callahan property second by Ms. Raub. VOTE: Unanimous*

2. Expenditure Request - \$30 LWCF Signs

Through DRED, the Conservation Commission received grant money from the Land Water Conservation Fund for Oaklands, Allen Street and Smith-Page property. The grant requires all properties be indicated by a sign. Ms. Murphy bought the signs and is looking to receive reimbursement.

*Mr. Richardson moved to expend \$30.00 for property signs, second by Mr. Gregoire. VOTE: Unanimous*

3. Committee Reports

- a. Trails

Mr. Gregoire said that fire fighter Jason Fritz requested the Conservation Commission

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Exeter Conservation Commission meeting.**

recommend to the Board of Selectmen that the New England Mountain Bike Patrol (NEMBA) agreement be signed because they received a certificate of insurance. The Conservation Commission and the Board of Selectmen will sign off on the agreement.

*Mr. Gregoire restated the recommendation that the BOS to sign the NEMBA patrol agreement second by Mr. Richardson. VOTE: Unanimous*

Ms. Murphy said that UNH Cooperative extension received a grant through the National Park Service on the Trail Finder Project. The project is a website where all trail data would be submitted to. Ms. Murphy said that Exeter would participate with the help of Cooperative Extension.

Mr. Gregoire noted that he has received emails from bikers with concerns of private property owners placing no trespassing signs on some trails. The emails asked if the properties were indeed private or public trails. Mr. Gregoire and Ms. Murphy responded to bikers that the land is private.

Ms. Murphy said that the Henderson-Swasey Town Forest has been vandalized by people cutting through the locked gate and dumping trash.

Mr. Gregoire mentioned that the letter to the editor he wrote about leash laws made it to the paper. Mr. Guindon asked if there are any off leash locations. Ms. Murphy said that currently there are not any off leash locations. There was more discussion on signs placed around properties to encourage leash use.

Mr. Richardson said the trails committee at the Riverwoods wished to put a sign on the Jolly Rand trail at the crossroad. The Commission agreed to allow the Riverwoods Trail Committee to put up signs.

Mr. Gregoire proposed a stock sign placed at the entrances to the Town Forest. Ms. Murphy said that signs are \$20 per sign.

*Mr. Gregoire motioned to approve up to \$100.00 for informational signs on leashing dogs, second by Mr. Campbell. VOTE: Unanimous*

b. Outreach

Ms. Murphy reported that through the Piscataqua Regional Estuaries Partnership (PREP) grant the Healthy Lawns Clean Water initiative introduced to the public at the Household Hazardous Waste Day. The group has drafted a fertilizer zoning amendment.

c. Property Monitoring

Mr. Richardson commented that on one property (Allen St) there is a 900 foot buffer that took 12 hours to monitor. The problem is the abutting landowners have encroached on the Town property but the pins are difficult to find and the landowners have left items such as trash, boats and sheds over their property lines. Mr. Richardson asked how the Commission should handle the issue. Mr. Richardson wished to get the landowners together for a discussion. There was discussion on surveying the property which is costly.

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The tax maps show pin locations but some of the pins cannot be found. Mr. Guindon said this conversation ties into having a baseline assessment. There are also no signs where the right of ways are located.

4. Treasurers Report

Ms. Raub reported that there is \$7,570.23 of approved expenditures. \$ 1400.00 was set a side for forestry work. \$2,486. 77 remain in the budget and 3,012.27 remains on hand in the bank. \$1332.87 has not been resolved by the Finance Department.

*Mr. Richardson moved to approve the budget second by Mr. Campbell. VOTE: Unanimous*

5. Approval of Minutes: October 13, 2015

*Mr. Campbell motioned to approve the minutes as amended, second by Mr. Guindon. VOTE: Unanimous*

6. Other Business

Ms. Belanger reported on her attendance at the annual meeting of the New Hampshire Association of Conservation Commissions. She attended a permaculture workshop.

7. Next meeting: December 8, 2015

8. The meeting was adjourned at 8: 30 pm and the Commission went into a work session.

Respectfully Submitted,

Sarah McGraw