

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

Exeter Conservation Commission
DRAFT MINUTES
March 1, 2016

Call to Order

Acting Chair Ginny Raub called the meeting to order at 7:03 pm in the Nowak Room of the Exeter Town Offices on the above date.

1. MEMBERS PRESENT: Cynthia Field, Andrew Koff, Pete Richardson, Nancy Belanger (BOS Rep), Bill Campbell and Don Briselden

Staff Present: Kristen Murphy (Natural Resource Planner), Dave Sharples (Town Planner)

2. Public Comment: None

Action Items

1. **Expedited Minor Impact Dredge and Fill Wetland Application for the Phillips Exeter Academy South Campus Stormwater Outfalls, Tax Map 83, Lot 1.**

Mark Leighton and provided an overview of the South Campus planning efforts. Jeff Clifford presented the wetland application. Mr. Clifford stated that though the application slightly exceeds the criteria for an expedited application, their discussion with NHDES suggested that the project could qualify so they are requesting the Commissions support for an Minor Impact permit with expedited review.

Mr. Campbell asked about drainage of the site and the applicant provided an overview of which portions of the south campus each culver supports. Ms. Belanger requested and received an overview of the parking that will be provided closest to the Gilman Park footbridge. Mr. Campbell requested an overview of the floodplain boundaries. Mr. Clifford described the boundaries, stated the facilities are designed considering the potential that under flood conditions there may be some back flow. He also stated that the project will remove or provide treatment for almost 10 acres of impervious surface that previously was untreated. Mr. Campbell requested and received an overview of the supplemental buffer plantings that are proposed along the river.

Mr. Campbell motioned to send a memo to NHDES indicating the Commission support as a minimum impact expedited wetland permit, second by Mr. Richardson.

VOTE: Unanimous

2. **Committee Reports: 80 Epping Road Conservation Restriction**

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Ms. Murphy distributed a redlined conservation easement the applicant submitted Monday evening. The document included some changes to the easement language that was submitted in the meeting packet. Jim Gove, presented a conservation easement plan.

Ms. Raub stated that the document was a generic easement and recommended the Commission step through the document page by page.

Mr. Richardson stated he did not feel comfortable moving forward unless the applicant was supportive of providing a stewardship fee to support property monitoring. Mr. Gove stated the applicant was willing to provide 2 years of monitoring expenses of \$500-1000 that would be paid by the developer and after that time the association would take over the fees in perpetuity. Not being able to settle on an amount, the fee amount was tabled for later in the evening.

Ms. Raub noted that Attachment A is missing. Mr. Richardson noted that once the pins are in place he would like the Grantor to walk the pins with a member from the Commission.

The following changes were requested:

- Add Attachment A – legal description
- Add requirement for applicant to walk the pins with a member of the Commission
- Add acreage
- Removal of the words “to which is provides access and..” under 1A.
- Split out items 2B to separate the subdivision language and the condo declaration language.
- Add the existing trail to the plan and to refer to the plan within the text of the easement.
- Add no wheeled recreational vehicles.
- Add no dumping of landscaping debris including but not limited to leaves, grass clippings, Christmas trees, and flower pots.
- Define passive recreation as excepting camping, picnicking, fires, etc.
- Add condition requiring the applicant to provide a baseline documentation report
- Add annual stewardship fee of \$1,000 in perpetuity

The Commission requested Ms. Murphy to review the revisions to ensure comments were incorporated and facilitate legal counsel review.

Mr. Campbell motioned that following incorporation of the stated revisions and legal counsel review to recommend acceptance of the Conservation Easement to the Board of Selectmen, second Don Briselden.

VOTE: *Unanimous*

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3. Approval of Minutes: January 12, 2016

Mr. Campbell motioned to approve the minutes of January 12, 2016, second Pete Richardson.

VOTE: Unanimous

4. Approval of Minutes: February 2, 2016

Mr. Richardson motioned to approve the minutes of January 12, 2016, second Nancy Belanger.

VOTE: Unanimous

5. Other Business

Ms. Raub discussed the outcome of the bobcat hunting legislation. Ms. Belanger stated she has received inquiries from many people about what further action can be taken. She suggested a posting be made on the Exeter Conservation Commissions facebook page to share information from the Stoddard Conservation Commission.

With no further business, Ms. Raub entertained a motion to adjourn to a work session.

Mr. Richardson motioned to adjourn into a work session, second Ms. Belanger.

VOTE: Unanimous

Meeting was adjourned at 9:10 pm

Work Session

Ms. Murphy introduced Mr. Sharples who gave a brief background and offered his willingness to be a resource to members of the Commission. Members inquired about future plans for the Master Plan revisions. Mr. Sharples discussed the warrant article that will be before the voters in support of the Master Plan revisions.

Ms. Raub discussed a desire to place rough time limits to agenda topics and to focus on one of the many topics that have been listed for work session needs but time has not permitted addressing them.

The work session was adjourned at 9:40 pm.

Respectfully Submitted, Kristen Murphy