

Exeter Conservation Commission
October 13, 2020
Virtual Meeting
Draft Minutes

Call to Order

1. Introduction of Members Present (by Roll Call)

Present at tonight's meeting were by roll call, Chair Andrew Koff, Vice-Chair Trevor Mattera, Sally Ward, Clerk, Dave Short, Treasurer, Bill Campbell, Carlos Guindon, Ginny Raub, Donald Clement, (Alternate), Alyson Eberhardt, Nick Campion (Alternate), Kristen Osterwood (Alternate), and Kristen Murphy, Natural Resource Planner.

Members present indicated there was no one else present in the room with them during this meeting.

Absent: Lindsey White (Alternate), Julie Gilman (Select Board Liaison), Daryl Browne, Select Board Alternate Liaison

Mr. Koff called the meeting to order at 7 PM.

Mr. Koff read the meeting preamble indicated that an emergency exists and the provisions of RSA 91-A:2 III (b) are being invoked. As federal, state and local officials have determined gatherings of ten or more people pose a substantial risk to the community and the meeting imperative to the continued operation of Town and government and services which are vital to public, health, safety and confidence. This meeting will be conducted without a quorum physically present in the same location and welcome members of the public accessing the meeting remotely.

2. Public Comment (7:00 PM)

Rebecca Moore expressed her appreciation for considering their comments on a previous case and requested copies of the recommendation to the Planning Board and plans to restore cut trees. Mr. Koff indicated a letter could be submitted to the Commission and to Doug Eastman.

Action Items

1. Request for removal of tree on Raynes Farm property

Ben Anderson indicated the DOT determined a tree needed to be removed on the border of roads. The Town Tree Warden agreed. The tree would be removed at Mr. Anderson's expense. The request was brought before the Stewardship Committee who had no objections.

MOTION: Mr. Campbell motioned, after reviewing this request, to approve removal of the tree. Ms. Ward seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Campbell – aye, Guindon – aye, Ward – aye, Raub – aye, Short – aye. Motion passed 7-0-0.

2. Shoreland Conditional Use Permit application for PEA for repairs to Hill Bridge, enhancing scour resistance, repair riverbank erosion and minor landscaping at the ends of the bridge
Tax Map 71-119 and 83-1

Mr. Koff indicated the application is for a Shoreland CUP and recommendation for support for their State Wetland and Shoreland applications.

Mark Leighton indicated the bridge is over 100 years old and needs maintenance and erosion control.

James Turner of Stephens Associates Consulting Engineers, LLC. proposed structural repairs, erosion repair and scour resistance. There is not much riprap left. The project has been reviewed by Fish & Game and the Heritage Bureau. Construction will be done next summer. Footpaths will be stabilized with stone dust pavement. There is a planting plan to replant the bank when finished. The coffer dam will be used for the filtration system.

Ms. Eberhardt indicated the alternate access direction proposed by Mr. Leighton is a good idea. The delineation while appropriate is dated two years ago.

Mr. Clement noted they appeared before the Squamscott River Advisory Committee recently and there will be equipment in the riverbed during work.

Mr. Koff reviewed the CUP criteria: use can't negatively affect water quality, stabilization and erosion control, no disposal of waste on site, no discharge, no detriment to wildlife habitat. Fish & Game and the Heritage Bureau found no impacts.

Mr. Koff noted there was no new use and no increase impervious. They are repairing and stabilizing. The use is consistent with the intent of the Shoreland article.

MOTION: Mr. Koff motioned, after reviewing this application, that there is no objection to approval, including recommendation on signage and alternate access as proposed. Mr. Guindon seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Campbell – recused, Clement – aye, Guindon – aye, Ward – aye, Raub – aye, Short – aye. Motion passed 7-0-0.

MOTION: Mr. Guindon, after reviewing this application, motioned to have no objection to the State Wetland Expedited Application. Ms. Ward seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Campbell – recused, Clement - aye, Guindon – aye, Ward – aye, Raub – aye, Short – aye. Motion passed 7-0-0.

MOTION: Mr. Koff motioned, after reviewing this application, to have no objection to the State Shoreland Permit for the application as proposed. Mr. Guindon seconded the motion. A roll call vote

was taken Koff – aye, Mattera – aye, Campbell – recused, Clement – aye, Guindon – aye, Ward – aye, Raub – aye, Short – aye. Motion passed 7-0-0.

3. Conceptual discussion for the construction of an additional parking/car storage lot for the McFarland Ford Dealership on 110 Holland Way
Tax Map 51-17

Ms. Murphy indicated the applicant wishes to present the project for feedback in consideration of submitting a wetland Conditional Use Permit.

Wayne Morrill indicated there will be 136 spaces for new vehicles and commercial grade vehicles.

Jim Gove presented the project is for construction of an additional lot for the McFarland Ford Dealership on its 22-acre parcel which is encumbered by prime wetlands buffer. The same impacts for access. Impact to Town buffer rather than State buffer. The Conservation easement could be expanded as mitigation.

Mr. Guindon asked if it drains into the Town water supply and Mr. Gove indicated yes, it eventually gets there.

Mr. Clement indicated a locus map would be helpful and noted he is concerned about the adjacent parcel (Dearborn Brook).

Ms. Ward recommended coming back next month to address their concerns.

4. Conceptual discussion in association with a Conditional Use Permit for clean-up and construction of a residential multi-family unit within the prime wetland buffer and structural setback at 32 Charter Street
Tax Map 82-36

Ms. Murphy indicated the applicant wishes to present the project for feedback in consideration of submitting a wetland Conditional Use Permit for construction of a multi-family unit within the prime wetland buffer and structural setback.

Mr. Koff indicated there was a site walk today.

Jim Gove of Gove Environmental Services indicated there is a lot of debris and there is impact to the buffer and prime wetland. Looking for Commission to work with us and not hold the 125' setback. Mr. Clement noted a lot of illegal dumping has gone on in that lot.

Christian Smith of Beals Associates indicated there would be 12 units and the area would be cleaned up and the buffer reduced to 50 feet. There would be drive-under garages with 18-foot wide access.

Mr. Campbell noted if the Town had to clean the lot up it would be a huge expense.

Ms. Raub asked if there would potentially be 48 people living on just an acre with no green space? Mr. Smith noted it was early in the process.

Mr. Mattera noted the Commission is willing to work it out. Probably could get 50-100 feet because it is a redevelopment.

5. Expense Requests

Ms. Murphy noted the Commission needs to identify any end of season requests ASAP to present to the Budget Committee as the Commission currently has low expenditures.

MOTION: Mr. Campbell motioned to authorize up to \$300 in expenditures for tools. Mr. Koff seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Campbell – aye, Guindon – aye, Ward – aye, Raub – aye, Short – aye. Motion passed 7-0-0.

MOTION: Ms. Ward motioned to authorize up to \$100 for Rayne’s Farm Kiosk replacement. Ms. Raub seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Campbell – recused, Clement – aye, Guindon – aye, Ward – aye, Raub – aye, Short – aye. Motion passed 7-0-0.

MOTION: Ms. Ward motioned to authorize up to \$200 for wood supplies for trail repair. Mr. Short seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Campbell – recused, Clement – aye, Guindon – aye, Ward – aye, Raub – aye, Short – aye. Motion passed 7-0-0.

MOTION: Mr. Koff motioned to authorize up to \$300 for outreach events and the transfer of funds for repair of siding. Mr. Campbell seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Campbell – recused, Clement – aye, Guindon – aye, Ward – aye, Raub – aye, Short – aye. Motion passed 7-0-0.

6. Committee Reports

a. Property Management

Ms. Murphy provided the Commission with an update list on activity at Raynes Farm, Irvine, Morrissette, White Perry, McDonnell, DPW-LCHIP, Rte. 27/101 Game Cameras, Oaklands, Linden Commons (joint trail care day), and Industrial Drive kiosk installation

b. Trails

Mr. Koff noted next month there will be a discussion on electric bike use on trails.

Ms. Murphy noted Pollinator Pathways has had decent success and will reach out to residences and business.

c. Outreach Events

Ms. Ward indicated the Sky Watch event at Raynes Farm was cancelled.

Mr. Koff noted the Climate Forum last week was impressive.

Mr. Campion indicated there were a couple of walks with two great groups and good weather.

Ms. Murphy noted an educational program was coming up on the 17th with Ben & Sarah Anderson on wildlife. There could be a winter solstice event at Raynes Farm.

Ms. Murphy noted they are looking for volunteers for Hazardous Waste Day at the DPW.

7. Approval of Minutes: September 8, 2020

Edits were recommended.

MOTION: Mr. Campbell motioned to accept the September 8, 2020 minutes as amended. Ms. Ward seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Campbell – aye, Guindon – aye, Ward – abstain, Raub – aye, Short – abstain. Motion passed 5-0-2.

8. Correspondence

9. Other Business

10. Next Meeting: Date Scheduled: November 10, 2020.

Adjournment

MOTION: Mr. Koff moved to adjourn at 9:50 PM. Ms. Ward seconded the motion. A roll call vote was taken, all were in favor, the motion passed unanimously.

Respectfully submitted,

Daniel Hoijer, Recording Secretary