

Exeter Conservation Commission
December 13, 2022
Nowak Room
Exeter Town Offices
10 Front Street
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, Nick Campion, Kyle Welch, Don Clement, Alternate (electronically), Bill Campbell (electronically) and Nancy Belanger, Select Board Representative

Staff Present: Kristen Murphy, Conservation & Sustainability Planner

Mr. Koff called the meeting to order at 7:00 PM.

2. Non-Public Session pursuant to 91-A:3(II)(d) consideration of the acquisition, sale, or lease of real property

MOTION: By Roll Call Mr. Koff motioned to go into non-public session pursuant to 91-A:3(II)(d) consideration of the acquisition, sale, or lease of real property. Mr. Mattera seconded the motion. A roll call vote was taken: Mr. Welch voted aye, Mr. Koff voted aye, Mr. Mattera voted aye, Mr. Campion voted aye and Mr. Short voted aye. The motion passed 5-0-0.

The meeting room was closed to the public at 7:03 PM.

The meeting room was reopened to the public at 7:50 PM.

MOTION: By Roll Call Mr. Koff motioned to seal the minutes of the non-public session noting that divulgence would render action ineffective. Mr. Mattera seconded the motion. A roll call vote was taken: Mr. Welch voted aye, Mr. Koff voted aye, Mr. Mattera voted aye, Mr. Campion voted aye and Mr. Short voted aye. The motion passed 5-0-0.

3. Public Comment

Mr. Koff asked if there were any questions or comments from the public related to non-agenda matters and there were none.

43 **Action Items**

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1. Conceptual discussion for the construction of a parking lot and new building for the Volvo Dealership on Portsmouth Avenue
Tax Map Lot 52-108, 54-3-4-1 and 54-3-3
(Cindy Balcius, Stoney Ridge Environmental, Daniel Enxing)

Cindy Balcius of Stoney Ridge Environmental presented the conceptual discussion on behalf of the Volvo Dealership on Portsmouth Avenue. She indicated Daniel Enxing was also present and Jonathan Smith from Warren Street Architects.

Ms. Balcius posted the draft plan and pointed out the location showing McDonalds to the east. She indicated there was a new delineation in 2021 which was reviewed and assumed as she felt it fairly accurately represented the delineation, although she noted the area is wetter than it once was. Looking back 20 years there appears to be more water discharging into that system.

Ms. Balcius indicated the Dealership would like to add more service bays and parking for a new dealership for electric cars in the future. She noted the Dealership would be pushed to the front and 34,520 SF of wetland impact is proposed. She noted they have met with the DES Wetland Bureau and discussed mitigation which could be in the form of a fee. She noted the front wetland is semi seasonally saturated with a lot of invasive species and surrounded on three sides by development. There are no functions other than sediment and toxic retention although not designed for that. There is a slight slope as it drains off back and a scrub shrub wetland with evidence of past ditching. The back is dense and also has a lot of invasives, but the diversity is of more value and the prime wetlands have high functions and value. She described the rear of the parcel as an emergent intertidal marsh wetland with sand, gravel and very fine silts. She noted the functions and values assessment has six principal functions and three other functions. This system is of high value to the Town of Exeter.

Mr. Koff indicated there is a lot of direct wetland impact proposed and a lot of parking. He questioned the stormwater management and asked if there was anything going in between the two lots or if they were considered separate and if there was a reason they were not connected. Ms. Balcius indicated the elevation in this area is lower, a steep slope and they propose to use a 20' retaining wall probably connected to the new dealership. Ms. Balcius estimated better infiltration with fill as the existing soils are not conducive to infiltration.

Mr. Clement asked how much of the buffer would be impacted and Ms. Balcius indicated she did not have that information yet. Mr. Clement noted that information would be very important as there are very sensitive, high value, wetlands and need to protect the water quality of the Squamscott, especially from nitrogen. He noted 20' of fill is significant and would impact the entire wetland structure.

85 Ms. Balcius noted she looked at functions and values and staying away from the larger system,
86 compensating with mitigation and trying not to use upland. She noted the increased impact to the
87 lower wetlands would serve to protect the higher value wetland in the back in this commercial zone.
88

89 Mr. Mattera indicated the design is shocking, to be blunt and asked if they had looked at sea level
90 rise scenarios. Ms. Balcius noted they looked at 2050 with 2' increase. Mr. Mattera indicated the
91 wall proposed would be in the path of migration. Ms. Balcius did not agree that the wall would be
92 stopping migration. Mr. Mattera asked about cutting down the area between.
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94 Mr. Koff asked about the justification for the volume and layout of parking and what could be done
95 to maximize existing parking there and bringing the wall closer to Portsmouth Avenue. Mr. Koff
96 referenced the dealership across the street who had come in and they figured out they did not need
97 access all the time and found an alternative arrangement.
98

99 Ms. Balcius noted she is required to have discussions with the Town about mitigation and met with
100 the Planner. She asked if there were any projects. Mr. Clement felt it was premature to discuss
101 mitigation. Ms. Balcius noted an example of culverts done in Alton under the DES ARM Fund. Mr.
102 Koff agreed in the past they weren't ready and the opportunity for projects passed, and they went
103 with the fee. Mr. Koff indicated he had serious concerns about this.
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105 2. Deliberative Session CIP Discussion

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107 Ms. Murphy indicated Deliberative Session is on February 4th for the Warrant Article. Ms. Belanger
108 noted the Select Board would be reviewing the CIP with the Budget Review Committee mid January.
109 Ms. Belanger indicated presenting would have more impact at the Select Board meeting as not
110 much could be changed about the Warrant Article at Deliberative Session. Mr. Koff indicated he and
111 Ms. Murphy and Mr. Mattera would help. Mr. Campion indicated he could present at the
112 Deliberative Session.
113

114 Ms. Belanger noted the All-Boards Meeting would be on February 8th at 6 or 7 PM. She noted goals
115 would be due June 1st.
116

117 Ms. Belanger recommended getting in touch with the Select Board Chair, Niko Papakonstantis who
118 would be putting the agenda together.
119

120 3. End of Year Expenditures

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122 a. \$300 from Dues

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124 Ms. Murphy indicated there are \$300 remaining in the budget for dues which could be \$150 for
125 ESRLAC, and \$150 to SELT; or \$100 to ESRLAC, \$100 to SELT and \$100 to LRAC.
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127 MOTION: Mr. Koff motioned to approve \$100 in dues to each of ESRLAC, SELT and LRAC. Mr.
128 Mattera seconded the motion. A vote was taken, Mr. Clement and Mr. Campbell abstained. The
129 motion passed 4-0-2.

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131 b. \$1,500 for signage

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133 Ms. Murphy indicated the cost of the proposed signage for:

- 134
135 i. Grisetto-Mendez is \$250 for the sign up to \$500 for the kiosk with Parks & Recreation to
136 contribute half;
137 ii. Smith Page \$250
138 iii. Oaklands \$250
139 iv. Henderson Swasey \$250

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141 She noted Smith Page is not required to have an identifier but he LWCF sign is required and the post
142 would also be replaced.

143
144 Ms. Murphy posted pictures of the signs. She noted Brickyard is on page 29 and would be in the
145 parking area. She sent a copy to Mr. Grisetto to review, and he made comments about stop signs,
146 trail being opened during daylight which she recommended appear at the bottom of the sign. She
147 recommended deleting beavers from wildlife that may be seen and noted trapping requires
148 approval of the Board. Mr. Grisetto recommended replacing “contiguous” with “adjacent.”

149
150 The Commission discussed the trails on private property and whether they should be part of the
151 map and adding reference to Open Street map or a QR Code to the Town website. Mr. Welch noted
152 he did not see a kiosk on the red loop.

153
154 Mr. Koff noted the sign for Henderson Swasey would be on the Trestle lot and Oaklands would be
155 on the Newfields Road lot.

156
157 MOTION: Mr. Koff motioned to approve up to \$1,500 for the signs/kiosk to come from the
158 Conservation Land Management fund. Mr. Mattera seconded the motion. A vote was taken, all
159 were in favor, the motion passed unanimously.

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161 Mr. Clement indicated he had to sign off due to a low battery at 8:57 PM.

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163 4. Committee Reports

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165 a. Property Management

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167 Ms. Murphy noted the contract for Raynes Barn repairs was signed by the Select Board yesterday
168 and the contractor will be signing it tomorrow. Staging will be ready now and work can get going
169 before winter. She is discussing the grant with L-Chip. The second phase could be the stairway or
170 fire suppression.

171 b. Trails
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173 c. Outreach Events
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175 The full moon snowshoe event could be held in February or March. Mr. Welch recommended
176 waiting to announce a date until they see how much snow will be on the ground.
177
178 Ms. Murphy noted there could be Open Barn Day at Raynes depending on when the work is being
179 done.
180
181 d. Other Committee Reports (River Study, Sustainability, Energy/CPAC, Tree)
182
183 Ms. Murphy noted the Sustainability Committee is working on the Article for single-use plastics but
184 there are concerns with economic impacts.
185
186 Ms. Murphy noted the Energy Committee is giving a talk on net zero buildings at the Public Safety
187 Complex.
188
189 5. Approval of Minutes – November 8, 2022 Meeting
190
191 Mr. Mattera recommended edits.
192
193 MOTION: Mr. Koff motioned to approve the November 8, 2022 meeting minutes as amended. Mr.
194 Mattera seconded the motion. A vote was taken, Mr. Mattera abstained. The motion passed 4-0-1.
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196 6. Correspondence
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198 7. Other Business
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200 i. NHACC Workshops
201
202 Ms. Murphy reported the NHACC is hosting a seven series workshop on wetland education.
203 Some of the topics are functions and values, reading plans and effective recommendations.
204 There would be five virtual workshops and two in person.
205
206 ii. Appraisal
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208 MOTION: Mr. Koff motioned to approve up to \$2,000 from the Conservation fund for the real
209 estate appraisal contingent upon the other entity’s involvement in the project. Mr. Short
210 seconded the motion. A vote was taken, all were in favor, the motion passed unanimously 5-0-
211 0.
212
213 8. Next Meeting: Date Scheduled (1/13/22), Submission Deadline (12/2/22)
214

215 8. Adjournment

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217 MOTION: Mr. Koff moved to adjourn the meeting at 9:25 PM seconded by Mr. Short. A vote was
218 taken, all were in favor, the motion passed unanimously.

219

220 Respectfully submitted,

221

222 Daniel Hoijer, Recording Secretary

223 Via Exeter TV

224 Zoom 881 0474 0927