

Exeter Conservation Commission
February 21, 2023
Exeter Town Offices
10 Front Street
7:00 PM
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, and Nancy Belanger, Select Board Representative

Staff Present:

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

2. Public Comment

Mr. Koff asked if there was any public comment and there was none.

Action Items

1. Minimum impact expedited application from Wakefield Thermal for the fill of 2,652 SF of man-made wetlands associated with former drainage structures for the expansion of an existing industrial building, construction of new/replacement parking circulation, loading docks and other associated site improvements as part of its scope (*Tom Burns, TF Moran*)
Tax Map 52 Lot 112-A

Tom Burns, Senior Project Engineer from TF Moran, Bedford, NH, presented the minimum impact expedited application for Wakefield Thermal. He indicated they purchased 131 Portsmouth Ave which is near Osram Sylvania. He noted the plan is to have up to 150 employees on site, beginning with about half of that amount and to expand parking. Mr. Burns showed the plan and indicated they have their curb cut and driveway permit from DOT. Access will be via Holland Way. Fire access will be around the perimeter of the building.

Mr. Burns indicated that the wetland scientist (not present) is Jay Aube and his opinion was that the wetlands were manmade. He showed three small areas on the plan. He noted drainage areas took pavement runoff toward the old loading dock and culverts were tied in. The permit is for 2,500 SF of impact. He noted that he met with Ms. Murphy and Mr. Sharples about a month ago. The application deadline for site plan with the Planning Board is next week.

44 Mr. Koff asked if there were any buffers – no. Mr. Burns noted the wetlands were mostly scrubby
45 areas.

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47 Ms. Eberhardt noted that while a lot of applications claim low value wetlands with low functions she
48 feels these actually area. She noted some invasives, purple loose strife and cattails. She asked if
49 there were a plan to deal with invasives during construction. Mr. Burns stated that he would talk to
50 Mr. Aube and find out. He indicated that as part of the AoT with the State, they advise the
51 contractors of NHB hits and how to deal with invasives.

52
53 Mr. Mattera asked about the stormwater plan and Mr. Burns descried the capture of runoff and
54 closed drainage system with treatment under the loading area. There is no infiltration because of
55 the nature of the soils which is mostly clay. He noted the outfall is to an existing 36” culvert picked
56 up by adjacent sites including Hannaford.

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58 Ms. Eberhardt asked about climate change modeling and Mr. Burns indicated they design for 2-10-
59 50 but recognize the occasional 100-year in their design plans.

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61 Mr. Koff asked about GTE Drive and Mr. Burns showed access from Portsmouth Ave and indicated
62 to reduce traffic they prefer to come off Holland Way.

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64 Ms. Eberhardt asked what sort of manufacturing was being done and Mr. Burns indicated he
65 believed they were military contracts.

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67 Mr. Koff asked about other facilities and Mr. Burns noted he believed they had other facilities in
68 Nashua.

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70 MOTION: Mr. Koff motioned that after reviewing the application the Commission agrees to waive
71 its right to intervene in the application as proposed and authorize the Chair to sign on their behalf.
72 Mr. Mattera seconded the motion. A vote was taken, all were in favor, the motion passed 5-0-0.

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74 Mr. Koff signed the application.

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76 Mr. Koff asked whether the Commission wished to make any comments to the Planning Board:
77 concerning invasive management and stormwater management (protection of the reservoir).

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79 MOTION: Mr. Koff motioned to send a message to the Planning Board concerning invasives and
80 stormwater management (protection of reservoir). Ms. Eberhardt seconded the motion. A vote
81 was taken, all were in favor, the motion passed unanimously.

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83 Mr. Burns indicated the size of the underground chambers.

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85 Mr. Koff will contact the Planning Board.

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88 2. Committee Reports

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90 a. Property Management

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92 Mr. Campion noted the Raynes Barn repairs are underway. Windows were boarded up, some
93 damaged in the storm event. The clapboards were painted and moved onsite.

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95 Mr. Campion asked if anyone knew the status of the T-Mobile grant. Mr. Koff will check with Ms.
96 Murphy when she returns.

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98 b. Trails

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100 Mr. Welch indicated a couple of blocked sections. The yellow signs are still there. He reported
101 hearing that a man and his two dogs got lost out there and thanks to the new signs was able to
102 indicate where he was and get assistance.

103

104 Ms. Eberhardt asked if emergency responders had copies of the maps - yes.

105

106 Mr. Welch reported a lot of debris from the wind event and Mr. Campion noted a lot of trees
107 needed clean-up. Mr. Welch noted some were widow makers he didn't dare touch but expressed
108 concerns with some of the downed pine which will be a fire hazard during the next drought season.

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110 c. Outreach Events

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112 i. [NH Butterfly Monitoring Community Science Project](#) Training 4 Part Series

113 Dates (2/22, 3/8, 3/22*, 4/5*) **We are hosting*

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115 Ms. Eberhardt noted there is online training and field work including the butterfly count in July.

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117 Mr. Koff noted the Town is hosting two of the training events on 3/22 and 4/5.

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119 ii. Snowshoe Event

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121 The Commission discussed the possibility of a snowshoe event but agreed there was no yet
122 enough snow on the ground. When there is enough snow, it was noted Recreation could supply
123 some snowshoes. In lieu of snowshoeing there could be a nature walk, exploring Fort Rock, or a
124 dog walk.

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126 iii. Alewife Festival Planning

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128 The Commission discussed planning the next event. Mr. Koff will put it on the March agenda
129 and check with Ms. Murphy to see if she is interested in planning. The Commission considered
130 just doing booths or partnering with Teams. The Commission agreed that even if the event is not
131 held this year, that they should still publish the run and videos.

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133 The Commission noted that since the dam removal the fish population has exploded and now they
134 are seeing eagles and seals.

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d. Other Committee Reports

i. River Study

ii. Sustainability

Mr. Koff recommended inviting the Sustainability Committee to one of the Conservation Commission meetings.

ii. Energy/CPAC

iv. Tree

v. All Boards Meeting Report

Mr. Koff noted the he and Mr. Mattera, Mr. Clement, Ms. Murphy and Ms. Belanger attended the All Board's Meeting. Ms. Belanger noted they were considering having it twice a year with the next meeting in the fall. Mr. Mattera noted they discussed improving communication between Boards and Mr. Koff noted they discussed compliance with 91-A (Right to Know law).

Ms. Belanger noted she is also a Select Board representative on the Planning Board and Housing Advisory Committee.

3. Approval of Minutes

i. December 13, 2022 Meeting

MOTION: Mr. Mattera motioned to approve the December 12, 2022 meeting minutes. Mr. Campion seconded the motion. A vote was taken, Ms. Eberhardt abstained. The motion passed 4-0-1.

ii. December 13, 2022 Non-Public Meeting - Tabled

ii. January 10, 2023 Meeting - Tabled

4. Correspondence

5. Other Business

i. Vacancies.

Mr. Koff noted that this would be Ms. Eberhart's last meeting as her term expires in March. The Commission thanked her for her service and indicated they were sad to see her go.

181 ii. Warrant Articles – Deliberative Session/Voting Session

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183 Mr. Koff reminded Warrant Article #22 is for \$50,000 in funding for the Conservation
184 Commission.

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186 Ms. Belanger noted there is an article (Article #5) for intersection improvements: a roundabout
187 proposed for Pine Street to deal with traffic on Pine, Linden and Front Streets and a jut out for
188 dealing with traffic safety coming from Railroad, Winter and Columbus Avenue.

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190 6. Next Meeting: Date Scheduled (3/14/23), Submission Deadline (3/3/23)

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192 7. Adjournment

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194 MOTION: Mr. Koff moved to adjourn the meeting at 8:18 PM seconded by Mr. Mattera. A vote was
195 taken, all were in favor, the motion passed unanimously.

196

197 Respectfully submitted,

198

199 Daniel Hoijer, Recording Secretary

200 Via Exeter TV