

Exeter Conservation Commission
June 13, 2023
Nowak Room
10 Front Street
7:00 PM
Approved 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, Treasurer Dave Short, Kyle Welch, Connor Madison, Alternate Bill Campbell (remotely), and Alternate Valorie Fanger

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

Mr. Koff called the meeting to order at 7:00 PM and activated Alternates Campbell and Fanger.

2. Public Comment

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

Action Items

1. Election of Officers

Chair Koff asked if anyone was interested in serving as an officer for the next term. Mr. Short recommended the same officers fill the same positions.

MOTION: Mr. Short motioned that the same people serve as officers in the same positions as last year for the coming year. Mr. Welch seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

2. Wetland Conditional Use Permit Application for proposed utility maintenance work on the existing A126 and H141 115-kV transmission lines for the Eversource RASH project

William McCloy of Normandeau Associates presented the proposal on behalf of Eversource.

Mr. McCloy indicated the project was for maintenance of existing A126 and H141 lines to replace 36 structures between the two. There is impact in the wetland overlay, work areas in the crossings and temporary and permanent access areas in the wetland buffer. There will be NHDES and other permits, Army Corp and AOT. There will be state permit by notification.

44 Matt Cardin welcomed questions. He indicated the locations from 101 to Town Forest, Raynes Farm,
45 across the river into Stratham. Mr. Koff noted Watson and Raynes were done in the past. Mr. Cardin
46 explained how the inspection process drives the replacement of structures from wood to steel. Last
47 year work was done on Captain's Way for a separate line. Mr. Short asked about filling gaps. Mr. Cardin
48 noted there is a justification process for replacement including cost and value.

49
50 Mr. Koff recommended a better way to communicate where work has already been done on the plan.

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52 Mr. Campbell asked if it were more efficient to do them all at once. Mr. Cardin discussed timber
53 matting and coordinating with the farmer who was doing the haying.

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55 Mr. Welch asked about a start date, which will be the middle to end of August, but some work can't
56 start until after October 15th per recommendation from Fish & Game.

57
58 Mr. Short asked about use of the parking lot while the work is done in the ROW. Mr. Cardin indicated
59 there will be no staging or storage of equipment in the parking lot, but it is in the ROW where they will
60 be working.

61
62 Ms. Murphy asked about nesting turtles and Mr. Cardin indicated Fish & Game only recommended time
63 of year restrictions. Ms. Murphy advised that the gravel changes the substrate, and the turtles will
64 need sandy soil for nesting.

65
66 Mr. Madison indicated he would be recusing himself as he works on the project.

67
68 Mr. Koff asked if work at Raynes Farm would be impacted, and Ms. Murphy noted the contractor works
69 up near the barn.

70
71 Mr. Koff reviewed the criteria. He noted the work is permitted in the district, there was no alternate
72 design heard, the functions and values were not discussed but provided, best management practices are
73 in place, safety was addressed with regard to the parking lot and popular areas. Mr. Cardin noted there
74 would be signs redirecting trail users as needed. Mr. Short will notify Fort Rock Riders. Mr. Welch asked
75 if there would be temporary trail closures and Mr. Cardin indicated there would. Mr. Koff
76 recommended notifying the Raynes Stewardship Committee. Ms. Murphy will notify them.

77
78 Mr. Koff noted #6 was not applicable and #7 temporary disturbances will be restored and #8 other
79 permits were discussed.

80
81 MOTION: Mr. Koff motioned that the Commission has no objection to the CUP as proposed. Mr.
82 Mattera seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-1 with Mr.
83 Madison recusing and abstaining.

84
85 Mr. Koff noted a memo would be drafted to the Planning Board before their July meeting.

86

87 3. Minimum Impact Expedited Wetland Dredge and Fill application for 772 square feet of wetland
88 impact associated with the construction of a residential driveway for a new single-family house at 24
89 Powdermill Road
90 Tax Map 102-04 (Daniel Coons)

91
92 Ms. Murphy indicated the application was tabled. She provided the Commission with a copy of the
93 request letter. Wetlands need to be delineated They will need wetlands and CUP. A site walk was
94 recommended for 5 PM on July 11th.

95
96 4. Shoreland Conditional Use Permit or shoreland buffer impacts resulting from site improvements
97 associated with a three-unit condo conversion at 14 Hobart Street
98 Tax Map 74-Lot 88 (Alex Ross)

99
100 Mr. Koff read the public hearing notice.

101
102 Alex Ross presented the proposal for a three-unit condominium conversion at 14 Hobart Street. He
103 noted a shoreland permit would be required for the small site along Little River within the 250' setback.
104 There would be no wetland impact or impact within the 100' buffer. The owner has been to the ZBA to
105 get variances concerning the configuration of the lot and will have site review with the Planning Board.
106 He noted there used to be a leach field but have changed to town sewer. A large asphalt driveway will
107 be removed, and pervious pavers installed for stormwater drainage. Hobart Street is sloped to Little
108 River. Wetlands were delineated and Marc Jacobs is present.

109
110 Mr. Koff asked about the ZBA. Mr. Ross noted the third unit was a garage being converted to a housing
111 unit. Ms. Murphy noted that condo conversions for three or more units must go to the ZBA. All three
112 units are on town sewer.

113
114 Mr. Koff addressed controlled sanding and maintenance of the pervious pavers. Ms. Murphy
115 recommended a condition appear in the condo documents referencing maintenance.

116
117 Mr. Koff reviewed the criteria. Not detrimental to surface water and quality of the river. There is sewer
118 connection, so he doesn't see any impact there. No discharge or waste, again no septic on site. No
119 damage to spawning or wildlife. Design meets 9.3.4 of the ordinance.

120
121 MOTION: Mr. Short motioned that the Commission has no objection to the permit with the condition
122 that the condominium documents reference maintenance instructions for pervious pavement and
123 limitations to use of fertilizer. Mr. Mattera seconded the motion. A vote was taken, all were in favor,
124 the motion passed 7-0-0.

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126 5. Committee Reports

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128 a. Property Management

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130 i. Raynes – repair progress update

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Ms. Murphy reported the contractor is working on siding and window repairs, foundation work is ongoing and progressing well. The next milestone will be to photo document repairs at the half way mark and provide information to L-Chip, and have a site visit before releasing the second payment. Ms. Murphy noted there was some filming with Exeter TV.

Ms. Murphy noted they are still looking at other funding sources. She was not going to make the Moose plate deadline but Ms. Fanger helped research other grants that look promising. Ms. Fanger noted they have emailed information to various foundations and Ms. Murphy will submit the CIP information this year.

ii. Stone Property Mowing Plan \$975 July, \$975 September

Ms. Murphy reported that an assessment was done recommending two cuts in the summer and fall. Ms. Fanger asked why, and Mr. Koff indicated some of the reasons to maintain a diverse habitat for birds and other wildlife.

MOTION: Mr. Short motioned to approve expenditure of \$975 in July and \$975 in September out of the conservation fund for mowing at the stone property. Mr. Welch seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

b. Trails

i. Report from June 3rd HS trail maintenance day

Ms. Murphy reported that she and Mr. Welch attended the High School Trail Maintenance Day on June 3rd. A group of six people volunteered to work to reclaim the trail around the pond. There was a lot of cutting to do and poison ivy which would be dealt with better in the winter. Muskrats have breached a portion of the pond. Ms. Murphy noted it is part of the stormwater management system. Mr. Welch noted a bridge might be best.

c. Outreach Events

i. Alewife Festival

Ms. Murphy reported the Alewife Festival was a success. She sent out a follow-up survey and folks would like to see planning be done earlier so more entities can get involved. There was a decent turnout but a challenge to get the word out. Mr. Mattera noted the alewife have exploded in return the past few years. Mr. Welch noted photos on the website of eagles and herons and a seal named Rupert. Ms. Murphy noted that Ginny had a great idea to set up a display at the barn where people can come and display their work with a nature theme.

176 Ms. Murphy noted she is working with Bob Glowacky at Exeter TV to get a camera at the
177 string bridge. The date for next year's festival can be discussed at the next meeting.
178

179 ii. McDonnell Property Walking Group
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181 Ms. Murphy reported a group went out midday on Tuesday to the McDonnell property
182 and about 15 attended, two of which were daughters of the original owner and it was
183 great to hear their stories.
184

185 Mr. Koff asked if anyone had any other outreach ideas and if so, to email him.
186

187 iii. VRAP – Voluntary River Assessment Program
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189 Ms. Murphy noted the presentation was posted.
190

191 d. Other Committee Reports (River Study, Sustainability, Energy/CPAC, Tree, CC Roundtable)
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193 i. Pickpocket Dam
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195 Mr. Mattera reported on the river study and what classified the dam as high risk,
196 concerning the amount of water flow in certain storm situations based on the value of
197 property downstream. Some preliminary solutions were discussed such as raising the
198 abutment or removing.
199

200 6. Approval of Minutes
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202 i. January 10, 2023 Meeting
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204 MOTION: Mr. Koff motioned to approve the January 10, 2023 meeting minutes. Mr. Short
205 seconded the motion. A vote was taken, Ms. Fanger abstained. The motion passed 6-0-1.
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207 ii. May 9, 2023 Meeting
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209 MOTION: Mr. Koff motioned to approve the May 9, 2023 meeting minutes, as amended. Mr.
210 Mattera seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.
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212 7. Correspondence
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214 Mr. Koff reported Don Clement was recognized for his service as an outstanding volunteer, and for all he
215 has done, by the Gulf of Maine Council. Mr. Clement has served on ERSAC for a long time. There is a
216 tribute to him on the webpage.
217

218 8. Other Business
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220 Ms. Murphy reviewed some of the wetland rule changes at the state level and the ability to address
221 those amendments before July 10th with a comment letter. The NHACC was sending one and the

222 Commission could send a letter as well with a couple of people authorized to prepare the letter outside
223 the meeting.

224

225 Ms. Murphy reported that one change is mitigation at the local level. In lieu of fee based on a threshold
226 the state would go straight to a fee in lieu and prioritize restoration projects which are expensive and
227 complicated for communities.

228

229 Mr. Short noted there would be a major loss of control there.

230

231 Ms. Murphy reported another change is the permit by notification or expedited which was within ten
232 days of receipt will now go to 25 days if there is no signature from Conservation.

233

234 The Commission agreed they would like to comment on the change from mitigation to fee in lieu.

235

236 MOTION: Mr. Koff motioned to craft a comment letter to NH DES. Mr. Short seconded the motion and
237 added and to authorize Mr. Koff and Ms. Murphy to draft the letter. A vote was taken, all were in favor,
238 the motion passed 7-0-0.

239

240 9. Next Meeting: Date Scheduled (7/11/23), Submission Deadline (6/30/23)

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242 10. Adjournment

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244 MOTION: Mr. Koff moved to adjourn the meeting at 8:54 PM seconded by Mr. Short. A vote was
245 taken, all were in favor, the motion passed unanimously.

246

247 Respectfully submitted,

248

249 Daniel Hoijer, Recording Secretary

250 Via Exeter TV

251 Zoom ID 824 7092 3159