

Exeter Conservation Commission  
September 12, 2023  
Nowak Room  
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, David Short, Treasurer, Nick Campion, Connor Madison, Kyle Welch, , Keith Whitehouse, Alternate Don Clement, Alternate Valerie Fanger, Alternate Michelle Crepeau and Nancy Belanger, Select Board Representative

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

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

2. Public Comment

There was no one from the public present outside of agenda items.

**Action Items**

1. Conditional Use Permit (CUP) application for the construction of a vehicle storage lot and vehicle charging station located at 10 Holland Way  
Tax Map 51, Lots 14-1 & 13 (Jones & Beach)

Mr. Koff read out loud the public hearing notice.

Chris Lane of McFarland Ford presented the application to install two level six charging stations and three level three charging stations at its existing gravel storage area on Holland Way. He noted the stations would be available to the public through various payment processes, 24/7. There would continue to be some inventory storage, although less to make room for the traffic entering and existing. The project is scheduled to begin in December.

Eric Poulin of Jones & Beach, described the area in the wetland buffer which is to be moved forward for less impact to the wetland and paved. He described the proposed treatment swales which would be more visible and drainage as well as curbing and grading. He noted 5,948 SF of temporary impact to prime buffer and 828 SF of impact to poorly drained soil. A portion of pavement in the prime buffer is 5,844 SF and there will be rip rap and erosion control as well as restoration. He described the three stop control locations.

44  
45 Brendan Quigley from Gove Environment was present and provided the functions and values report. He  
46 discussed the finger wetlands and noted there was no permit with the state.  
47  
48 Chair Koff activated Alternate Don Clement for voting on this application.  
49  
50 Mr. Campion asked about the benefit of the charging station and whether it would ever go away. Mr.  
51 Lane responded it would be in perpetuity. Mr. Campion asked about snow storage and Mr. Lane  
52 showed the area proposed which is now grass.  
53  
54 Mr. Koff noted he struggled with the loss of prime wetland and Mr. Clement indicated it was an  
55 improvement over the gravel area now there, already disturbed and electric vehicles don't leak engine  
56 fluids. Mr. Short agreed.  
57  
58 Ms. Murphy asked if the southeast side was curbed and Mr. Lane indicated no. She advised that the  
59 wetland scientist stamp needed to be added to the plan.  
60  
61 Mr. Koff reviewed the criteria for granting CUP and asked about the seed mix which Mr. Quigley  
62 addressed. Mr. Koff asked about areas of mowing.  
63  
64 Ms. Murphy asked about the electric cabinet and Mr. Lane explained the triple phase power access.  
65  
66 MOTION: Mr. Clement motioned, after reviewing the criteria, to not oppose the CUP for this project.  
67 Mr. Short seconded the motion. A vote was taken, Mr. Koff voted nay. The motion passed 6-1-0.  
68  
69 2. Drinking Water Trust Fund Grant Application for Conservation Land in the area of the town line  
70 between Exeter and Newfields (Southeast Land Trust/Trust for Public Lands)  
71  
72 Mr. Koff read out loud the public hearing notice and noted there was a site visit at 5:30 today.  
73  
74 Jeremy Lougee of SELT presented the application which would have \$500,000, if successful, of the \$1.2  
75 M cost funded by the grant. The easement would be held by SELT. He requested a public hearing be  
76 scheduled for funding purposes, and a letter of support from the Commission, the Select Board and  
77 DPW or the Water Dept. for the deadline on the 29<sup>th</sup>. He described the project which is joint with  
78 Kensington.  
79  
80 Mr. Koff activated Alternate Valerie Fanger for voting on this application.  
81  
82 Ms. Fanger asked about access and he noted the easement is not proposed for recreation and will be  
83 privately held with no parking area created. The owners have concerns over posting for hunting. The  
84 property was formerly a brick yard. The owner will park their RV and small trailer.  
85  
86 MOTION: Mr. Short motioned that the Commission send a letter of support for this project. Mr. Welch  
87 seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

88

89 3. Drinking Water Trust Fund Grant Application for Conservation Land to be held by Southeast Land  
90 Trust (SELT)

91

92 Lynette Batt presented the application for the \$1.6 M easement to be held by SELT partially to be  
93 funded, if successful, by the \$500,000 grant application due on the 29<sup>th</sup> and requested public hearing  
94 and letters of support. She noted three members of the Commission attended the site walk of the  
95 property yesterday. She described the project jointly with Newfields who would have a 148 acre  
96 property and 8-9 miles of trails. Exeter would have 47 acres of property connected by three miles of  
97 trails. Title and boundary matters are being worked out on the Exeter property. Ms. Murphy noted they  
98 are being reviewed by counsel.

99

100 Mr. Koff activated Alternate Michelle Crepeau for voting on this application.

101

102 Mr. Short questioned whether more bonding would be received by the Select Board in addition to the  
103 safety complex if it were to pass next year and overwhelming voters. He also questioned whether both  
104 grant applications would compete with each other.

105

106 MOTION: Mr. Koff motioned to send a letter indicating support of the Commission contingent upon:

107

108 1. Resolution of the boundary issue to the Town's satisfaction; and

109

110 2. Town's decision to proceed with the Conservation purchase.

111

112 Mr. Campion seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

113

114 a. Property Management

115

116 i. McDonnell Seasonal Gate Closure Date: 10/27/'23

117

118 Ms. Murphy indicated the gate would be closed on October 27<sup>th</sup>.

119

120 ii. Raynes Farm

121

122 Ms. Murphy reported on the extension request, Moose Plant grant application, and  
123 progress of the construction work.

124

125 b. Trails

126

127 Ms. Murphy reviewed the current conditions of the Alan Street trail which has become  
128 overgrown. Mr. Koff noted there did not appear to be a lot of users since Bill and Carlos cleared  
129 it recently. Ms. Murphy recommended maintaining a limited area near the point. The  
130 Commission will do a site visit before the next meeting.

131

132 Ms. Murphy noted Linden Commons needs maintenance, minor trimming work. A letter went  
133 out asking the private property sign which someone put up be taken down.

134  
135 Ms. Murphy noted ATV use on Drinkwater Road and a sign was put up with a trail cam. One  
136 owner came in to see her Friday to discuss it.

137  
138 c. Outreach Events

139  
140 i. 9/14 SAC/CPAC at Farmer’s Market

141  
142 Ms. Murphy reported the Sustainability Committee will be at the Farmer’s Market to  
143 have a table on renewable energy.

144  
145 ii. 9/23 – Fifth Annual ESRLAC (Exeter River Fall Kayak & BBQ – 10 AM to Noon

146  
147 Ms. Murphy reported ERSLAC will have a paddle event to Pickpocket Dam followed by a  
148 barbeque.

149  
150 iii. Ms. Murphy proposed a mushroom walk and a Jack-O’Lantern walk.

151  
152 d. Other Committee Reports (River Study, Sustainability, Energy/CPAC, Tree, CC Roundtable)

153  
154 5. Approval of Minutes – August 8, 2023

155  
156 Ms. Fanger and Mr. Short recommended edits.

157  
158 MOTION: Mr. Short motioned to approve the August 8, 2023 minutes, as amended. (Ms. Crepeau was  
159 still active). Mr. Madison seconded the motion. A vote was taken, all were in favor, the motion passed  
160 7-0-0.

161  
162 6. Correspondence

163  
164 Mr. Koff reported he received an email about the newsletter and Ms. Belanger explained how to sign up  
165 and will send a link to the other members.

166  
167 7. Other Business

168  
169 Ms. Belanger reported there would be an All Board’s Meeting on October 11<sup>th</sup> at the Library and a Right  
170 to Know Seminar the following Wednesday.

171  
172 8. Next Meeting; Date Scheduled 10/10/23, Submission Deadline 9/29/23

173  
174

175 9. Adjournment

176

177 MOTION: Mr. Short moved to adjourn the meeting at 9:35 PM seconded by Mr. Campion. A vote was  
178 taken, all were in favor, the motion passed unanimously.

179

180 Respectfully submitted,

181

182 Daniel Hoijer, Recording Secretary

183 Via Exeter TV

184 Zoom ID 81237855390