

Exeter Conservation Commission

June 10, 2025

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: Chair Dave Short, Vice-Chair Conor Madison, Andrew Koff, Trevor Mattera, Valorie Fanger, Alternate Kyle Welch, Alternate Michele Crepeau, Alternate Bill Campbell (remotely), Alternate Sean Torrez, and Alternate Don Clement (remotely).

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

Chair Short called the meeting to order at 7:00 PM and introduced the members.

2. Public Comment

There was no public comment.

Action Items

1. Conceptual Review of Redevelopment plan for 133 Portsmouth Ave, Foss Motors (Bruce Scammon/JJ MacBride, Emanuel Engineers)

Chair Short indicated this would be a conceptual review for 133 Portsmouth Avenue.

Bruce Scammon presented the conceptual plan for the addition to the building at Foss Motors. He noted that Tim Foss was present.

Mr. Scammon pointed out the three lots and survey with wetlands and a man-made ditch. He noted that the new building would be constructed where the existing building is and will be three stories. He mentioned the previous proposal that was to construct an additional building on the other parcel but was changed due to feedback concerning the impact to the reservoir.

Mr. Scammon described the proposed 36" sand filter which he described as a 20' swale with stone at the top and bottom and sand in between. Currently stormwater runs to the rear of the lot untreated and is piped to the sluiceway to existing water works.

Mr. Scammon described the 36,000 SF footprint and proposed 83,000 SF total. Ms. Murphy described the wetland impact as 15,900 SF of natural and 22,050 SF total. Mr. Scammon noted that 7,041 SF was man-made.

Ms. Fangor asked about the buffer impact and the existing buffer being halfway through the building. Mr. Scammon noted the area was previously impacted. He also described the area where the state rebuilt drainage behind Hannaford's with rip rap and gabions.

Ms. Fangor asked about an underground stream and Mr. Scammon pointed to the outlet of the reservoir.

Mr. Scammon discussed porous pavement and described treatment under the parking lot. Chair Short asked if the catch basin and dry wells would come up into the parking lot and he indicated yes. Vice-Chair Short asked what kept the sand from being silted in, as fine particulates, and Mr. Scammon indicated they are still working on the design and will be going to Alteration of Terrain (AoT). He may work with the Department of Environment Services (DES) on a denitrification or anaerobic process. Sumps will need to be maintained.

Mr. Clement asked about drainage from Holland Way coming through and Mr. Scammon indicated it would not. Mr. Koff noted they are extending the culverted section and in general want to remove these long culverts. He discussed the potential loss of attenuation. He noted he appreciated avoiding the impact of the prior area proposed.

Ms. Murphy indicated there may be some minor shoreland grading. Mr. Scammon indicated it would be a small strip and be minor.

Ms. Fangor asked why they wouldn't build on the former Toyota property. Mr. Scammon indicated it was not a big enough area and described how they would be able to stay in business during construction.

Mr. Mattera asked if the pavers would go to the property line and Mr. Scammon indicated yes. He discussed retaining walls and the existing man-made pond.

Chair Short asked about snow storage and Mr. Scammon noted it had not been designed but assumed it would be the back parking lot or removed off site or continued as they have been doing. Chair Short asked that it does not go over the wall. Mr. Scammon noted he would put that on the plan.

Mr. Koff noted there would be a lot of wetland impact without avoidance and minimization and would be a significant ask.

Mr. Mattera noted that it would be a complete removal of what's there and noted he could not focus on the buffer if the wetland were being wiped out. He noted there is no wildlife connectivity now, but he would ask *do I want to save that wetland and why*. He noted the value may not be there for this one, at least on paper versus across the street where the reservoir is. He noted it would be all gone for a

parking lot and not be looked on kindly but questioned the low values. Ms. Fangor agreed it would be a big ask. She noted that she didn't see any offsetting land in conservation. Mr. Scammon noted the million-dollar biofilter is a big give.

Ms. Murphy asked about the removal efficiencies and if those would meet the town's requirements. Mr. Scammon noted they would exceed and that they would be going to AoT.

Ms. Murphy asked if the whole site would be treated or just the new development and Mr. Scammon indicated the rear half would be treated. Chair Short asked about the roof of the new building and Mr. Scammon noted that it is part of AoT requirements. Ms. Murphy noted the redevelopment standards that existing impervious coverage be less than 50%.

Mr. Koff noted he was interested in wetland function and values. He noted the filtration system could not replace the loss of wildlife function and values. He questioned how to measure the total flow. Mr. Scammon noted it would be simulated through hydro cad per State of NH and designed for the 25–50-year storm and approximately 8-10" of rainfall. Mr. Koff asked about increased flow through the headwall and Mr. Scammon indicated water would percolate down and be released slower. Mr. Koff noted it will be in a wetland. Mr. Koff indicated he would want to be sure of the system and outfall. Mr. Koff noted it would be worthwhile for the town to look into the whole area.

Mr. Clement noted that Hannaford's system is overgrown and doesn't work. Mr. Scammon noted that is why he likes the biosystem because vegetation disturbs other systems.

Ms. Murphy reported the Town Planner had received a request for field modification.

2. Wetland & Shoreland Conditional Use Permit for Ray Farm LLC, Ray Farm Condominiums for the relocation of "Building D" at Ray Farmstead Road (Tax Map Parcels #47-8 and #47-8.1) PB Case 22-3 (Katharena Morrill, MEI)

Chair Short read out loud the public hearing notice and recused himself after activating alternate Sean Torres. Vice-Chair Madison took the seat of the Chair.

Katharena Morrill of Millenium Engineering presented the request of wetland and shoreland conditional use permits. She noted they were last before the Commission in 2022 and since then Building D has been relocated and the access way redesigned using the TIFF road to reduce wetland impacts. The road will taper to 24' wide for the duration of the driveway. She posted the 2022 plan and revised shoreland impact plan. She pointed out the footpath and stormwater management pulled out of the buffer more. She noted the footpath and that there was new legislation concerning the number of required parking spaces. Previously they needed 72. They have 36 underground and are still trying to figure out how much impact can be removed but that will reduce the number. There will still be two handicapped and Electric Vehicle Charger spaces on the ground and expects to gain 3,500 SF in shoreland buffer.

Ms. Fangor asked if any land would be conserved and Ms. Morrill described an "open space" which was determined to be undeveloped condominium land.

Ms. Fangor asked about the 6' pavement connecting one building to the other. Ms. Morrill noted it was pedestrian access and would be a paved walkway. Ms. Fangor questioned whether there could be a smaller impact using trails and noted it would be nice for it not to be concrete. Mr. Koff noted there were a lot of large boulders in the woods that would need to be removed and questioned keeping the remaining features and wrapping around them. He noted some trails would be destroyed and connect to the town forest. He questioned if outside public access would be continued and Ms. Morrill indicated once construction is completed.

Ms. Fangor asked about the stream and Mr. Quigley described Watson Brook and the stream crossing as well as the previous building D location with what he described as a kettle-shaped pond wetland. Mr. Koff noted he didn't want to see a building there 10 years from now.

Mr. Koff referenced the earlier site walk and the culvert under the accessway shown in pink on the plan.

Brendan Quigley, wetland scientist of Gove Environmental Services, described the metal culvert and benefits of upgrading the crossing in connectivity for the brook with an open bottom box culvert. Mr. Koff agreed that it was a better design.

Mr. Quigley noted there was no sewer or septic.

Mr. Campbell asked about the ROW to the Carlisle property and Ms. Murphy noted that it is a separate issue. Mr. Koff noted this plan accommodates the ROW.

Vice-Chair Madison asked about rip rap and Mr. Quigley described the proposed restoration of the vegetation on the slopes of the detention areas shown in pink with the appropriate seed mix. Vice-Chair Madison asked about the finger wetland and Mr. Quigley showed the areas on the plan as 1,790 SF of wetland impact for the 40' long crossing with box culvert. He noted the flagging was still valid but noticed more water. He updated the functions and values report for the use of the roadway.

Mr. Koff questioned the footbridge impacts.

Vice-Chair Madison reviewed the criteria for a wetlands conditional use permit.

No alternate design with less impact – Mr. Quigley noted past designs had issues and were proven to be not feasible. This is the preferred option after going through other iterations. Mr. Torres noted the previous proposal had an elevated road with utilities and the driveway was too long. There were health and safety concerns.

Mr. Mattera noted the open bottom box culvert would be excellent for the crossing.

Mr. Koff noted there were still undetermined issues, but they would need to look at worst case scenarios. Mr. Quigley noted he would encourage comments.

Mr. Quigley reviewed functions and values and improvement of the primary water quality, flood attenuation and connectivity. He noted this design makes improvements with no large road impacting wildlife.

Public health, safety welfare and loss of wetland – Mr. Quigley noted there was no use that could cause any of those problems.

Restoration proposal – Mr. Quigley noted there would be a native seed mix for the side slow grading area.

Mr. Quigley noted the original building D area will receive substantial improvement and be much better protected.

Design minimization/detrimental impact – Mr. Quigley referenced the upgrading of the crossing and not paving. He described the walls and narrow crossing. Ms. Morrill noted the condominium documents will address maintenance, reduced salt areas, winter plowing and snow removal, fertilizer and pesticides. There will be annual reporting requirements.

Propose wetland equal function and value – Mr. Quigley noted there is not a lot of buffer impact unrelated to the road itself and the protection of the prior building D site.

Mr. Quigley noted he will be obtaining all permits for NHDES etc. and will be back in a couple of weeks for the dredge and fill permit application.

Vice-Chair Madison noted there was no public comment.

Mr. Koff discussed comments. That the original area (building D) be added to the “open space,” minimizing foot bridge buffer impacts to the extent possible. Ms. Murphy noted there is no “open space” just undeveloped condominium property. She noted they could ask to protect the area associated with former building D location in perpetuity. Mr. Welch agreed.

Vice-Chair Madison added reducing pedestrian impacts between buildings C and D.

Mr. Torres asked about adding buffers to offset impact. He noted very steep slopes and referenced the failed slope restoration with building A. Mr. Quigley noted there was no work in the buffer area other than the connecting trail. Ms. Morrill noted a landscaping plan was provided. She noted the standard Planning Board condition about dead and dying vegetation being replaced. Mr. Quigley noted the area was completely outside the wetland buffer.

Vice-Chair Madison reviewed the two conditions to be included in the condominium documents.

Vice-Chair Madison motioned after reviewing the criteria for granting a wetland CUP that the Commission support the application with the two conditions:

218 **1. Reduce the impacts associated with the pedestrian trail connecting buildings C and D and keep**
219 **natural and limit buffer impacts to the greatest extent possible.**

220
221 **2. Protect from further development the original proposed building D location in perpetuity within the**
222 **condominium documentation.**

223
224 **Mr. Koff seconded the motion. A vote was taken, all were in favor the motion passed 7-0-0.**

225
226 Vice-Chair Madison reviewed the criteria for the shoreland CUP, A-E.

227
228 Not affect surface water of adjacent tributary. Mr. Quigley noted that the impact is intended to improve
229 water quality, the slopes will be revegetated with a natural seed mix.

230
231 No discharge on site storage, hazardous, toxic waste. Mr. Quigley noted the parcel is serviced by sewer
232 and there will be no hazardous discharge within the multi-family residential use.

233
234 Damage to spawning areas and wildlife habitat – Mr. Quigley noted the spawning will not be affected by
235 the crossing and there is no longer a large, elevated road to impact wildlife.

236
237 Mr. Quigley referenced 9.3.4 of the ordinance and the lot size, coverage and number of parking spaces
238 which can be removed. He noted it was close before at 9% and will be met. He noted the 100' building
239 setback to Watson Brook and that the surface alteration and vegetative buffer were not applicable, only
240 apply to major rivers and tributaries. Watson Brook is a perennial stream.

241
242 He noted there are no prohibited uses, hazardous waste etc. Trash is by private collection and design is
243 consistent with the ordinance. The crossing is being improved significantly to protect water quality. Ms.
244 Morrill noted Building A was sloped more and the other permits they must obtain, AoT, Army Corp. will
245 talk about vegetation requirements of 85% or greater.

246
247 Vice-Chair Madison reviewed the two proposed conditions:

248
249 1. Reduce parking and associated impacts in the shoreland buffer to the greatest extent possible.

250
251 2. Additional landscaping plan specifying seed mix within temporary disturbed areas be provided.

252
253 3. Impacts within shoreland buffer to meet 85% revegetation, upon completion of project.

254
255 4. Mr. Koff recommended the low salt area in the crossing be addressed.

256
257 **Vice-Chair Madison motioned that after reviewing the criteria for approving shoreland CUP that the**
258 **Commission support the application with the following conditions:**

259
260 **1. Reduce parking and associated impacts in the shoreland buffer to the greatest extent possible.**
261

262 2. Additional landscaping plan specifying seed mix within temporary disturbed areas, be provided.
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264 3. Temporary impacts in shoreland buffer are to meet 85% revegetation upon completion of project.
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266 4. Minimize salting within the access road specifically at the wetland crossing.
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268 Mr. Mattera seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.
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270 3. Expense Approvals - **Tabled**
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272 4. Committee Reports
273
274 a. Property Management
275 b. Outreach Events
276 c. Other Committee Reports (River Study, Sustainability, Energy/CPAC, Tree, CC Roundtable)
277
278 5. Approval of Minutes
279 May 13, 2025 Minutes
280
281 Vice-Chair Madison motioned to approve the May 13, 2025 meeting minutes. Mr. Koff seconded the
282 motion. A vote was taken, all were in favor, the motion passed unanimously.
283
284 Next Meeting: 7/8/25, Submission Deadline: 6/27/25
285
286 6. Correspondence
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288 Ms. Murphy reported correspondence was received concerning the Brentwood Joint Paddle event on
289 September 20th. The Board indicated they were interested and would discuss it further at the next
290 meeting.
291
292 7. Adjournment
293
294 MOTION: Vice-Chair Madison adjourned the meeting at 10:01 PM.
295
296 Respectfully submitted,
297 Daniel Hoijer, Recording Secretary
298 Via Exeter TV
299 Webinar ID: 816 5077 5096