

Exeter Conservation Commission

July 8, 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, Andrew Koff, Trevor Mattera, Valorie Fanger, Nick Campion, Alternate Michele Crepeau, Alternate Sean Torrez and Select Board Representative Dan Chartrand

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. Wetland Conditional Use Permit application for impacts to the prime and poorly drained wetland buffer for the construction of a 30'x 25' addition at 18 Ashbrook Drive (Tax Map 90 Lot 30). (Sonny Iannacone, Property owner)

Sonny Iannacone presented the request for a wetland conditional use permit to put an addition on his home.

Chair Short noted there is a narrative from a wetland's scientist in the packet.

Ms. Murphy displayed the plan showing the prime wetland and buffers and wetland boundary and buffers.

Mr. Koff asked when the house was built and if a CUP was obtained. Mr. Iannacone answered that the house was built in 1982 and Ms. Murphy noted that she did not believe a CUP was obtained.

Mr. Koff asked about the existing lawn area. Mr. Iannacone indicated a tree would be taken down.

Chair Short asked about erosion control. Mr. Iannacone indicated a silt fence.

44
45 Ms. Fangor asked the size and Mr. Campion indicated 30' out.
46

47 Chair Short reviewed the criteria for granting a CUP. He noted it was permitted in the zoning district.
48 Mr. Koff noted it would not be feasible to move it to the front or change the shape as far as no alternate
49 design. Mr. Iannacone indicated the plumbing was to the rear of the house. Mr. Mattera noted the
50 existing home was in the buffer. Ms. Crepeau asked if there would be a basement – no. Chair Short
51 noted a wetland scientist provided the function and values assessment, so number three was addressed.
52 Chair Short read criteria 4-8 and noted he would like to see the restoration addressed as a condition
53 with seeding such as rye or fescue in the lawn area. Ms. Murphy noted that no additional permits were
54 required.
55

56 ***Mr. Koff motioned after reviewing the criteria for granting a conditional use permit that the***
57 ***Commission has no objection to the issuance of the CUP with the condition that there be reseeding of***
58 ***the temporary disturbed area in the backyard as discussed. Mr. Campion seconded the motion. A***
59 ***vote was taken, all were in favor, the motion passed unanimously.***
60

61 2. Shoreland Conditional Use Permit application for impacts to the Exeter Shoreland Protection District
62 by J. Caley Associates, for the proposed redevelopment of the property at 97 Portsmouth Avenue. The
63 developer is proposing to demolish the existing Blue-Ribbon Dry Cleaners building on the site and
64 construct a multi-use building to include commercial space, amenities, and 14 residential units with
65 parking and associated site improvements. (Tax Map Parcel #65- 125. PB Case #25-3). (Christian Smith,
66 Beals Associates)
67

68 Chair Short read the public hearing notice out loud.
69

70 Christian Smith of Beals Associates presented the application for a shoreland conditional use permit for
71 the construction of a mixed-use building in the MUND on Portsmouth Ave The existing building will be
72 razed. He handed out copies of the reduced plans. He noted there would be a three-season espresso
73 bar with 6-7 seats and a wet sink, and 1500 SF of commercial space on the first floor and the building
74 would be four stories. He discussed the existing impervious pavement and proposed pervious pavement
75 shown in the gray areas. He noted there were parking stalls for 14 residents, 6 for the care and
76 commercial with overflow space. He noted there is a landscaping plan provided. He noted the
77 disturbance within the setback to the reservoir for demolition of the existing building and noted
78 delineation by wetland and soil scientist. Ms. Murphy noted the Exeter Reservoir has a 300' building
79 setback and 300' shoreland protection district. Mr. Smith noted the property is ¾ covered by setback.
80 He noted the relief to build on encroaching building setbacks and that the use is allowed by MUND
81 zoning. Visitor parking was discussed as well as the steep drop-off. Snow storage would be in the
82 grassed area although the back may need removal, as required by the condominium documents.
83

84 Chair Short asked about snow plowing and Mr. Smith noted the condo association would control that
85 and use rubber blade. He believed the commercial space would be part of the condominium.
86

Chair Short asked about erosion control and Mr. Smith showed the area where there would be double row barrier with silt socks or berm. He noted there would be a storm water inspection permitting and pollution prevention plan as required by the Planning Board conditions of approval.

Ms. Fangor asked about the changes from impervious to pervious and Mr. Smith noted a reduction from 79% to 45.2%. Mr. Smith noted the drainage will handle the 50-year storm without overtopping. The roof has downspouts to the pervious paver patio.

Mr. Koff asked about dry-cleaning contaminants and Mr. Smith reviewed the location of the four water quality monitoring wells. Soils were tested and nothing was found. There was a spill in the 70s or 80s and concentrations have gone down, and wells will be maintained until decommissioned by NH DES.

Mr. Koff expressed concerns with soil quality with the demolition of the building which is on a slab and the noted leaking area from the flat roof runoff with regard to soil contaminant testing and moving soil around during construction. Mr. Chartrand noted he echoed those concerns. Mr. Torres questioned the state requirements and discussed grading and erosion control barriers. Mr. Koff noted it would be less expensive to deal with before than after. Mr. Chartrand noted he would like to see any contaminated soil removed from the site. Mr. Koff recommended decommissioning the well, doing the work and then recommissioning the wells so that they are not damaged during construction. Mr. Smith noted that NH DES may allow them to.

Mr. Chartrand noted it would be a big improvement over the dry cleaning that was there.

Chair Short reviewed the criteria for shoreland CUP.

Ms. Fangor noted they wouldn't like to see return of any prohibited uses such as another dry cleaner, auto repair shop, laundry, or car wash.

Mr. Mattera motioned after reviewing the criteria for granting shoreland CUP that the Commission is in support of the application with the following recommendations:

1. Soils located under and around building are tested after building removal and found to be within state regulations; and

2. Monitoring wells be decommissioned, removed and recommissioned and replaced after construction.

Mr. Campion seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

3. Great Bay Changemaker Program in the Exeter/Squamscott Watershed – seeking input on ideas for priority issues, case studies or local speakers to include in the program, and assistance with recruitment. (Katri Hillman, GB Changemaker Coordinator)

Katri Hillman gave a presentation on the Great Bay Changemaker Program. She noted they have been working in the Exeter Squamscott watershed this year and their goal is building healthy water champions for properties that drain to the Great Bay watershed. She noted the program is funded by the NH Charitable Fund. She noted there will be a fall bootcamp starting on September 11 and running for 12 weeks, meeting on Thursdays from 5-7:30. There will occasionally be visits to sites before the meeting. She explained the application process and welcomed input and feedback.

Mr. Chartrand indicated there is not a lot of non-point work such as controlling septic systems.

Mr. Koff indicated invasives along the water lead to erosion and other problems.

Mr. Mattera indicated accessibility to participating in communities and as an example referenced the failure of the Dover stormwater utility.

4. Board Empowerment Workshop Series – Re-energizing this former program and seeking to evaluate potential topics and materials for a training and get input on timing and format. (Lynn Vaccaro, GBNERR Training & Education Coordinator)

Lynn Vaccaro gave a presentation on the Board Empowerment Workshop series which would begin in 2026 and partner with conservation commissions in the seacoast area to help with their effectiveness in roles and meet to discuss issues in roundtable format and share resources, science and online materials.

5. Expense Approvals

Ms. Murphy reported the expense for the sign on the kiosk was \$35.93 short and 81.49 was spent on paint for trail blazing. She got white but can use more paint but will bring a quote to the next meeting. She noted the signage for the Alewife Festival was \$134.58 for the sign and small kiosk and \$895 is remaining. The total expenses are \$252.

Chair Short motioned to reimburse Ms. Murphy \$252 from the conservation land administration fund. Mr. Koff seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

6. Committee Reports

a. Property Management

i. Raynes

Ms. Murphy noted that Keith donated time for mowing twice at Raynes and public works is understaffed. He recommended adding \$2,400 to \$3,000 to the budget for mowing. She reported the windows are in and two transoms remain. The budget is due late August. Ms. Crepeau recommended adding the porta potties. The Board will discuss that in August when they have more information. Mr. Campion will reach out to Recreation to see about any collaboration potential.

174 ***Mr. Campion motioned to put \$3,000 in the budget for additional mowing at Raynes. Mr.***
175 ***Mattera seconded the motion. A vote was taken, all were in favor, the motion passed***
176 ***unanimously.***
177
178 ii. Irving
179
180 Ms. Murphy reported that two days were spent removing oriental bittersweet, one pro bono.
181 She recommended walking in the winter to identify and plan around downed trees.
182
183 Ms. Murphy reported that two interns were hired out of 17 applicants.
184
185 b. Outreach Events
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187 c. Other Committee Reports (River Study, Sustainability, Energy/CPAC, Tree, CC Roundtable)
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189 Ms. Murphy reported there will be a Styrofoam collection event on July 19th from 9-11 AM. A box
190 truck was donated.
191
192 7. Approval of Minutes
193 June 10, 2025 Minutes
194
195 ***Mr. Koff motioned to approve the June 10, 2025 meeting minutes. Mr. Mattera seconded the motion.***
196 ***A vote was taken, all were in favor, the motion passed unanimously.***
197
198 Next Meeting: 8/12/25, Submission Deadline: 8/1/25
199
200 8. Correspondence
201
202 Chair Short noted the letter from NH DOT concerning survey of the access on Court Street for the
203 McDonnell Conservation areas natural and cultural resource impacts for the bridge on Court Street over
204 the Exeter River.
205
206 9. Adjournment
207
208 ***Mr. Koff motioned to adjourn the meeting at 8:50 PM. Mr. Mattera seconded the motion. A vote was***
209 ***taken, all were in favor, the motion passed unanimously.***
210
211 Respectfully submitted,
212 Daniel Hoijer, Recording Secretary
213 Via Exeter TV
214 Webinar ID: 875 8697 7298