

Exeter Conservation Commission  
September 9, 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, Keith Whitehouse, Alternate Michele Crepeau, Alternate Bill Campbell, and Alternate Don Clement (remotely)

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

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

2. Public Comment

There was no public comment outside of agenda items.

**Action Items**

1. Minimum Impact Expedite Wetland Fill Application from the Town of Exeter for the Police and Fire Substation at 6 Continental Drive, Tax Map/Lot 47/4-11 (Brendan Quigley, GES)

Chair Short read the Public Hearing Notice out loud.

Brendan Quigley of Gove Environmental Services presented the application on behalf of the Town of Exeter and noted Scott Bourcier from Gale Associates, the Civil Engineer, was also present. Mr. Quigley noted the site was a long-studied alternative for the police and fire substation at 6 Continental Drive shown on the plan in the red box. Mr. Quigley delineated the wetlands last spring. There will be fill required with an expedited application which is now in draft form. Mr. Quigley showed two small wetlands on the parcel, on the plan, shown in green. He noted one flows through the culvert under Continental Drive and right now it is bone dry but has hydric soil. The other, to the left, on the left boundary shown on the plan is more wet.

Mr. Koff asked if there was just the state dredge and fill, no conditional use permit and Mr. Quigley responded yes, with the western wetland avoided, the impact will be 1,900 square feet for the parking and vehicle movement shown on the plan to be constructed with porous concrete. The proposed building will be 75,000 square feet with stormwater management proposed to be subsurface. He

44 reviewed the Natural Heritage data check which yielded black racer and turtle species and consulted  
45 with Fish & Game on those. He showed pictures of the existing culvert.

46  
47 Mr. Campbell asked if they would still require a culvert with it being filled in and Mr. Quigley indicated  
48 yes and pointed out the culvert on Jilian Lane and noted there will be grading necessary and pipes and a  
49 manhole structure.

50  
51 Mr. Koff asked why porous concrete and Mr. Quigley noted they would not be adding additional runoff  
52 to the drainage system, which is constrained as it is.

53  
54 Scott Bourcier of Gale Associates explained the replacement of the headwall, drainage and structure  
55 with grate, extended culvert pipe and catch basin at the intersection. He noted the subsurface  
56 stormwater would connect to that structure. He noted high ledge area and pre and post stormwater  
57 runoff remaining the same. Mr. Quigley noted 8' of fill and that blasting is common in the area.

58  
59 Mr. Clement encouraged the Commission to treat the application as it would a private application.

60  
61 Chair Short noted the final plans are pending and that the applicant seeks to have the application signed  
62 with the details presented tonight.

63  
64 MOTION: Chair Short motioned to support the application as presented and authorize the Chair to sign  
65 the expedited permit application. Mr. Campbell seconded the motion. A vote was taken, all were in  
66 favor, the motion passed unanimously.

67  
68 2. Conditional Use Permit application from Public Services of NH dba Eversource for proposed utility  
69 maintenance on the existing H141 ACR 115kV Transmission Line in the area of Old Town Farm Road  
70 Various Tax Map/Lots

71  
72 Jacob Kwapiszeski, of Eversource presented the application on behalf of Eversource with Jeremy Foote.  
73 He noted the project was similar to those presented in the past, to remove the two deteriorating wood  
74 structures and replace with steel poles using the existing gravel access road to access the upland  
75 disturbance area and use timber matting. He noted 1,300 SF of temporary disturbance. He showed the  
76 existing and to be replaced structures on the plan and noted it was part of a larger project in Sandown  
77 and Fremont. He noted NH Fish & Game has time of year restrictions for the snakes and turtles so work  
78 will be between October 15<sup>th</sup> and April 1<sup>st</sup> in the inactive season. He discussed other permits being  
79 applied for, State permit by notification, AoT with NH DES, Army Corp. general permit, EPA construction  
80 general permit and required weekly construction inspections during the project and stabilization. He  
81 noted the work pad will be reduced from 100x100 to 30x60.

82  
83 Mr. Koff noted no pedestrian impact.

84  
85 Chair Short read the criteria out loud.

86  
87 1. Zone – yes.

88 2. No alternate design – yes.

89  
90 3. Wetland scientist function and values assessment, not detrimental. He noted TRC had NH certified  
91 wetland scientist go out and conduct a function and values study.

92  
93 4. Minimum detrimental impact to wetlands and buffers. He noted existing gravel access, temporary  
94 impact and timber matting.

95  
96 5. Use not detrimental to health, safety & welfare or loss of wetland. He noted the use is parallel.

97  
98 6. Increasing buffers elsewhere – not applicable, temporary impact.

99  
100 7. Restoration – has been outlined, looks fine.

101  
102 8. All required permits – is their intent, yes.

103  
104 MOTION: Mr. Koff motioned after reviewing the criteria for the application that the Commission has no  
105 objection to the issuance of the permit. Mr. Whitehouse seconded the motion. A vote was taken, all  
106 were in favor, the motion passed unanimously.

107  
108 3. Shoreland Conditional Use Permit application for a 230-SF addition and 230 SF Parking Expansion at 4  
109 Powdermill Road, Tax Map/Lot 101-02

110  
111 Chair Short read out loud the Public Hearing Notice.

112  
113 John Lord appeared on behalf of Christian Smith of Beals Associates. He showed the existing four-  
114 bedroom home on the plan with an existing easement and noted the site is within 150' of the Exeter  
115 River. He noted 230 SF for the addition, 230 SF for driveway expansion, and 199 SF of temporary  
116 disturbance. He noted there will be a stone drip edge extended along the addition.

117  
118 Mr. Koff asked if the proposed area was where the lawn is now and he indicated yes.

119  
120 Mr. Whitehouse asked if the slope was flat and Mr. Lord indicated yes and noted that beyond the woods  
121 it slopes to the river. He asked about the foundation and Mr. Lord indicated a slab.

122  
123 Chair Short asked about imperious surface increases and Mr. Lord indicated 20.9% increasing to 23.5%  
124 including the utility building. Mr. Lord noted the proposed sunroom and additional garage bay  
125 underneath .

126  
127 Mr. Campbell asked where the driveway would go and Mr. Lord showed on the plan.

128  
129 Mr. Clement commented that he is sensitive to the homeowner as well as the Shoreland Protection Act  
130 and noted small incremental changes add up and the shoreland buffer is valuable.

Mr. Koff questioned if the application came before Conservation before and Ms. Murphy indicated no, the house was built in 2022 in the footprint of the existing structure which was a barn so they only needed a building permit.

Ms. Murphy asked the condition of the wooded buffer and Mr. Lord noted it looked untouched.

Mr. Koff recommended maintenance in the buffer, and fertilizer restrictions on the lawn, and use of best management practices.

Chair Short reviewed the criteria:

- No detrimental effect on surface water – 2' wide stone drip edge extending.
- Utility – existing septic.
- No on-site storage of hazardous or toxic waste.
- No damage to spawning or other habitat outside wetland and buffers.
- Minimal disturbance, presently exceeding impervious coverage 10% with 23.55 up from 20.9%. Ms. Crepeau asked without the utility, and he noted 14.9% increased to 17.5%.
- Limited residential expansion, shoreland preserved.

MOTION: Chair Short motioned after reviewing the Shoreland Conditional Use Permit application the Commission is in support of the application as proposed with recommended best practices in buffer zone, to maintain the forested buffer, not contribute nitrogen or other such fertilizer to site. Ms. Crepeau seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

#### 4. Committee Reports

##### a. Property Management – Raynes Farm

Mr. Whitehouse noted that he talked with Steven, and he will hopefully be done by the end of the year. The fire suppression system has come a long way.

##### b. Outreach Events – Halloween Pup Parade Planning Team ID

The Commission discussed the proposed Pup Parade and Ms. Murphy noted that Parks & Recreation are doing a kid's costume parade at Swasey on October 25<sup>th</sup>.

##### c. Other Committee Reports (River Study, Sustainability, Energy, Tree, Roundtable)

Ms. Murphy noted the Sustainability Advisory Committee will be hosting a Styrofoam event at public works October 25<sup>th</sup> and have donation of a box truck lined up.

Ms. Murphy noted the Energy Committee meets on September 9<sup>th</sup> and will be having a table on September 20 at the Equinox Event. The Styrofoam unit should be ready late November/December.

Ms. Murphy noted the Window Dressers program is taking orders until November 30<sup>th</sup> and volunteers can sign up for the assembly work that will take place at Town Hall 1/15 to 1/22.

Ms. Murphy reported that the Tree Committee dashboard has collected data and appears on the Committee page. She is applying for a \$25,000 PREP grant to mitigate urban heat, targeting Front Street and it has an educational component.

Ms. Murphy noted the River Study options video is online.

#### 5. Approval of Minutes

August 12, 2025 Minutes

***Chair Short motioned to approve the August 12, 2025 meeting minutes. Ms. Crepeau seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.***

#### 6. Correspondence

7. Next Meeting: 10/14/25, Submission Deadline: 10/3/25

#### 8. Adjournment

***Chair Short motioned to adjourn the meeting at 8:08 PM. Mr. Whitehouse seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.***

Respectfully submitted,

Daniel Hoijer, Recording Secretary

Via Exeter TV

Webinar ID: 839 9082 7078