

Exeter Conservation Commission
Public Library
4 Chestnut Street
Upstairs Meeting Room
October 14, 2025
7:00 PM
Approved Minutes

Call to Order

1. Introduction of Members Present (by Roll Call)

Present at tonight's meeting were: Chair Dave Short, Vice-Chair Connor Madison, Andrew Koff, Trevor Mattera, Keith Whitehouse, Valorie Fangor, Nick Campion, Alternate Sean Torres, Alternate Michele Crepeau and Alternate Kyle Welch

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

Chair Short called the meeting to order at 7:00 PM and the members and alternates introduce themselves

2. Public Comment

There was no public comment outside of agenda items.

Action Items

1. Recommendation to the Exeter Select Board in accordance to RSA 41:14a regarding an easement in support of the groundwater supply well and associated infrastructure. (Steve Cronin, DPW Director)

Chair Short read out loud the Public Hearing Notice.

Department of Public Works Director Steve Cronin presented the proposal in accordance with RSA 41:14-a requesting that the Conservation Commission provide a recommendation to the Select Board for the support of the project to bring groundwater to the Town from the proposed well and associated infrastructure to be constructed through an easement on the Philips Exeter Academy property on Drinkwater Road. An easement will be required for this and will include the well, 400' well radius and electricity and water lines for 2,223' via the White Trail to Lary Lane along with temporary easement for the crane and directional drilling. Mr. Cronin noted they have made borings, applied to NH Department of Environmental Services, had a seven-day pump test and expects it to yield 400 gallons per minute.

Ms. Fangor asked if the utilities would be underground and Mr. Cronin noted all infrastructure would be below ground.

Mr. Koff asked about ledge and Mr. Cronin noted that was potential.
Mr. Koff asked how deep the well would be and Mr. Cronin indicated 90.'

Mr. Cronin noted this would be the fourth water supply and the biggest of the four with ½ million gallons per day.

Mr. Koff asked if the capacity could be handled and Mr. Cronin indicated yes, they overestimated the construction to handle a million gallons per day.

Mr. Koff advised that the easement would need to specifically contain the right to withdraw water as that legally is restricted to the owner otherwise.

There was no public comment.

MOTION: Chair Short motioned that after reviewing the materials the Conservation Commission would make a recommendation to the Select Board in support of groundwater supply, well and associated infrastructure off Drinkwater Road. Mr. Mattera seconded the motion. A vote was taken, Mr. Koff abstained, the motion passed 6-0-1.

2. After-the-fact Conditional Use Permit for Exeter Rose Farm Lot 2, 26 Wadleigh St. for 3,676 SF SF impacts to the wetland buffer. The applicant has proposed restoration of 868 SF of the impacted area through the addition of plantings. (Matt Silva, Profile Homes)

Chair Short read out loud the Public Hearing Notice.

Conservation & Sustainability Planner, Kristen Murphy, had provided the Commission with a memo which indicated that on August 22nd she observed from the roadway that the backyard for Lot 2 was expanded beyond the approved impact area and contacted the builder. On September 4th with no resolution pending, a written notice of violation was issued with two paths for resolution: submission of a restoration plan or apply for a conditional use permit from the Planning Board (not guaranteed). Should the after the fact permit not be approved the applicant would still be required to submit a restoration plan. She indicated concerns the protective buffer discs required to be posted per the conditions of approval, may not be in place.

Matt Silva of Profile Homes introduced himself and gave some background about his company, Profile Homes. He noted that Marc Jacobs was on site weekly and noticed the clearing. The homeowners told him that they asked him if they could add loam and he did not describe the process. He estimated 3,676 SF of impact and proposed 868 SF of restoration, with four high bush blueberry bushes, four northern arrowwood, and four pepper bush and would replace dead and dying vegetation, and educate the homeowners about the use of fertilizers. He noted the area was loamed and hydroseeded. His company doesn't usually get involved in landscaping. The markers were not placed by the survey team.

Mr. Koff asked about the gravel and Mr. Silva indicated the homeowner placed gravel and there was a playset in the northeast corner.

Mr. Silva noted that prior to disturbance there were a lot of invasives.

Ms. Fangor asked about the number of homes and Mr. Silva indicated 38 along Wadleigh, a duplex on Sunflower and a five-unit building on Oak Street Extension for the affordable component.

There was no public comment.

Ms. Fangor stated that she felt restoration should be 100%.

Mr. Whitehouse indicated the disturbed area was three times the proposed restoration.

Mr. Silva asked if a site walk would be helpful. Mr. Koff noted the plan submitted did not show a whole lot of lawn. Mr. Silva noted it is a two-acre lot. Mr. Koff expressed concerns with setting a precedent, especially on one of the bigger lots. Chair Short agreed it made sense to see it at some point but there was not much time to do anything this late in the season. The Commission's next meeting is November 12th. Planning Board is meeting on this on November 13th. He commented on the use of Oak Street Extension as an exit over the summer. Mr. Whitehouse indicated he would like to look at it.

Ms. Murphy indicated the planning process gives a building envelope and often the actual size of homes is greater than estimated, but within the envelope.

Mr. Torres noted the poison ivy etc. but expressed concerns with the homeowners wanting to keep their lawn and the problems that creates with the wetlands.

Chair Short noted if the Commission wants the whole area restored there is no plan to look at tonight. The choices are to accept the proposal, deny the proposal or have a site walk.

Mr. Mattera asked if the proposal for a full restoration would come back before the Commission. Ms. Murphy indicated the Planning Board would make a decision. If the changes were less impactful it doesn't come back. Mr. Mattera expressed concern that no one on the Commission would see the plan for full restoration. Ms. Murphy agreed that if full restoration were approved there would need to be an adequate description of that proposal. She noted the gravel is a different concern than the play structure. Mr. Koff asked if there were an alternative location for the play structure and Mr. Silva indicated there was room to move it. Mr. Silva described additional structures the homeowner wanted a shed and earlier had put a deposit on a fence.

Ms. Murphy indicated she understood that Mr. Silva wanted to identify his level of responsibility versus the homeowners'. She noted the knotweed was mapped and she could get that information. She would like to see more information on what the site looked like prior to the impact. Ms. Silva noted he would defer to Marc Jacobs on that.

131 Mr. Madison asked about a restoration bond.

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133 Mr. Mattera indicated he appreciated Mr. Silva coming here but was really concerned with the
134 precedent it would set. He noted it needed to be fixed in the way it was before.

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136 Mr. Torres noted that lawns can be damaging to the environment. If someone wants to expand their
137 lawn they should come to us first. The process was not followed. Even discussing which is better is
138 beyond the point.

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140 Mr. Madison questioned if Mr. Jacobs could recommend plantings then that could be extrapolated.
141 Chair Short noted the sod would have to come out.

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143 MOTION: Ms. Fangor motioned that the Conservation Commission has reviewed the wetland
144 conditional use application and are not in support of the application as noted below:

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- 146 • We would ask for 100% of the disturbed wetland buffer to be restored no later than next May
147 with density proportional to what was proposed for the smaller proposal (x3).

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149 Mr. Madison seconded the motion.

150

151 Mr. Silva asked if he would need to go before the Planning Board for full restoration. Ms. Murphy
152 indicated there needs to be some accounting for the impact. The choices given in the violation notice
153 were: submission of a restoration plan, or application for a conditional use permit with the Planning
154 Board. Mr. Mattera indicated that if he submitted a full restoration plan he would not need to go to the
155 Planning Board.

156

157 A vote was taken, all were in favor, the motion passed unanimously.

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159 Mr. Silva reported there was an issue with the post office changing their delivery procedures for what is
160 considered a community and so a mail kiosk would need to be built in the common area of the
161 development.

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163 3. Committee Reports

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165 a. Property Management – Raynes Farm

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167 Mr. Whitehouse displayed the holiday wreath frame for the wreath his wife would be making for
168 Raynes Farm.

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170 Mr. Whitehouse indicated he met with the 250th Celebration Committee and discussed the art show
171 at Raynes Farm. They would like other events and activities to take place there as well. He reported
172 that Steven said he would be done by the end of November. He noted it would be nice to get the
173 stairs done so the second floor could be used. Ms. Murphy advised there were no funds in the
174 budget next year for the stairs.

175

4. Trails

Chair Short reported that a new house is being constructed and the trail area that is private property is now blocked off and needs to be rerouted, and signage displayed. Mr. Koff proposed a sign that read "trail closed ahead." Chair Short proposed showing a map with a detour. Ms. Murphy recommended reaching out to Newfields Conservation Commission and/or Fort Rock Riders.

MOTION: Mr. Whitehouse motioned to approve \$50.00 to come from the Conservation Land Administration (town allocation) for signage. Mr. Koff seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

b. Outreach Events

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

5. Approval of Minutes

September 9, 2025 Minutes

Mr. Koff motioned to approve the September 9, 2025 meeting minutes. Mr. Whitehouse seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

6. Other Business

7. Correspondence

Ms. Murphy reported there had been an applicant before us in 2024 and a request to come back but they did not return and have an extension request in for their wetlands application with the state. Ms. Murphy would like her request for more information addressed and the applicant is willing to come in November.

Ms. Fangor recommended sending an email to the state to hold off on approval as they are scheduled to come before us and that we still have the same concerns and ask that they don't approve anything until after they've come before us in November.

MOTION: Chair Short motioned to send a letter to the state stating that the applicant has asked to come to our November 12th meeting to finish additional questions and that we request the state holds off on their decision until after that meeting takes place. Ms. Fangor seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

8. Next Meeting: Wednesday, 11/12/25, Submission Deadline: 10/31/25

217 Mr. Murphy polled the members to be sure there would be a quorum because the normal meeting day
218 is a holiday and it has been moved to Wednesday night. The Commission indicated November 12th
219 worked for everyone present.

220

221 9. Adjournment

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223 ***Chair Short motioned to adjourn the meeting at 8:34 PM. Mr. Whitehouse seconded the motion. A***
224 ***vote was taken, all were in favor, the motion passed unanimously.***

225

226 Respectfully submitted,

227 Daniel Hoijer, Recording Secretary

228 Via Exeter TV