



# TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

[www.exeternh.gov](http://www.exeternh.gov)

## PUBLIC NOTICE EXETER CONSERVATION COMMISSION

### Monthly Meeting

The Exeter Conservation Commission will meet in the Wheelwright Room of the Town Office Building, Exeter on **Tuesday, September 20<sup>th</sup>, 2016 at 7:00 P.M.**

#### Call to Order:

1. Introduction of Members Present
2. Public Comment

#### Action Items

1. Inter-board Communication Memo & New NHDES Letter Format (*Dave Sharples, Town Planner*)
2. Southern District YMCA Proposals for Use of Morrissette Property Tax Map 82/15 for outdoor education and a fitness trail/parcourse (*Rob McGregor, President Southern District YMCA*).
3. Conditional Use Permit for the proposed construction of a 30,000 square foot addition to an existing building and associated site improvements at 22 Industrial Drive. Tax Map Parcel #48-5. (*Luke Hurley, GES, Inc.*).
4. Riverwoods Pinkham Village Conditional Use Permit for drainage improvements at 7 Riverwoods Drive. Tax Map Parcel # 97-23.
5. Committee Reports
  - a. Property Management: Timber Harvest Update, Raynes Farm Long Term Planning
  - b. Trails: Trail Committee Meeting scheduled 9/22/16, 7:00pm , Exeter Library
  - c. Outreach
6. Approval of Minutes: August 9, 2016
7. Correspondence
8. Other Business
9. Non-public session to report on the status of individual land protection efforts/transactions per RSA 91-A:3, II(d)
10. Next Meeting: Date (10/11/16), Submission Deadline (9/30/16)

*Carlos Guindon, Chair*

*Exeter Conservation Commission*

*August 16<sup>th</sup>, 2016 Exeter Town Office, Exeter Public Library, and Town Departments.*



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**TO:** NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES  
WETLANDS BUREAU  
29 HAZEN DRIVE  
PO BOX 95  
CONCORD, NH 03302-0095

**RE:** Report and recommendation regarding the Wetlands Permit Application for:

\_\_\_\_\_ (Location of Project)

\_\_\_\_\_ (Name of Property Owner)

\_\_\_\_\_ (Mailing Address)

\_\_\_\_\_

\_\_\_\_\_  
Date Application Reviewed by Conservation Commission

\_\_\_\_\_ We have investigated this application and have no objection to the issuance of this permit.

\_\_\_\_\_ We wish to intervene on this application and investigate further, pursuant to RSA 483-A 4-aIV.  
We will respond within forty (40) days.

\_\_\_\_\_ We have investigated this application and recommend that this permit be issued/denied as noted below.

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\_\_\_\_\_  
Carlos Guindon, Chair  
Exeter Conservation Commission

cc: Eben Lewis, NHDES Portsmouth Office

\_\_\_\_\_

**TOWN OF EXETER  
CONSERVATION COMMISSION MEMORANDUM**

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Date: \_\_\_\_\_  
To: Planning Board  
From: Conservation Commission  
Subject: Report and recommendation regarding the conditional use permit of:

\_\_\_\_\_ (Name of Applicant)

\_\_\_\_\_ (Property Location)

\_\_\_\_\_  
Date Application Filed

\_\_\_\_\_  
Application Number

\_\_\_\_\_ We have investigated this application and have no objection to the issuance of a Conditional Use Permit.

\_\_\_\_\_ We have investigated this application and recommend that the Conditional Use Application be approved/denied as noted below:

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\_\_\_\_\_  
Carlos Guindon, Chair  
Exeter Conservation Commission

cc: \_\_\_\_\_  
\_\_\_\_\_



**FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY**

September 1, 2016

Carlos Guindon  
Chairperson  
Exeter Conservation Commission

Dear Mr. Guindon:

The Southern District YMCA has been operating for 90 years and Exeter Area branch has been open for nearly a year. During this time, members have benefitted from the indoor and outdoor space surrounding the 56 Linden St. facility. 4,500 members currently belong to the YMCA and 500 participants utilize the facility daily.

The Y is interested in "Connecting Youth, Adults and Families Through Education, Recreation and Fitness" and the attached document outlines possible ways to utilize the Morrisette property that abuts the Y's facility.

The submission of this letter and the accompanying information is a request for the Y to have an informal but targeted discussion with the Conservation Commission to develop possible ways to utilize Exeter open space.

We look forward to a frank and open discussion as the Conservation Commission and the YMCA both exist to serve our community.

Sincerely:

Rob Roy McGregor  
President/CEO  
SOUTHERN DISTRICT YMCA

**SOUTHERN DISTRICT YMCA  
ADMINISTRATIVE OFFICE**  
56 Linden Street  
Exeter, NH 03833  
sdymca.org

**EXETER AREA YMCA**  
56 Linden Street  
Exeter, NH 03833  
ExeterYMCA.org

**YMCA CAMP LINCOLN**  
67 Ball Road | P.O. Box 729  
Kingston, NH 03848  
YMCACampLincoln.org

**YMCA SCHOOL AGE CHILD CARE**  
56 Linden Street, Annex  
Exeter, NH 03833  
sdymca.org

**CONTACT US**  
P 603 642 3361  
F 603 642 4340  
E info@sdymca.org

# **Connecting Youth, Adults and Families to the Outdoors through Education, Recreation and Fitness**

## **Utilizing Exeter Open Space**

There is a growing disparity between the time kids spend indoors wired to technology and the time they spend outside enjoying nature. The vast majority of today's kids use a computer, watch TV, or play video games on a daily basis, but only about 10 percent say they are spending time outdoors every day, according to a new nationwide poll from The Nature Conservancy.

The data suggest that if American youth are given more opportunities to have a meaningful experience outdoors, they will be more likely to value nature, engage with it, and feel empowered to do something about it. The survey shows that 66% of youth say that they "have had a personal experience in nature" that made them appreciate it more. That subset of American youth is markedly different from those who have not had such experiences. Roughly 76 percent of youth today strongly believe issues like climate change can be solved if action is taken now. They also think safeguarding important lands and waters should be a priority regardless of any ancillary benefits and the struggling economy.

Physical activity, along with proper nutrition, is beneficial to people of all ages, backgrounds, and abilities. And it is important that everyone gets active: over the last 20 years, there's been a significant increase in obesity in the United States. About one-third of U.S. adults (33.8%) are obese and approximately 17% (or 12.5 million) of children and adolescents (aged 2-19 years) are obese. The health implications of obesity in America are startling:

- If things remain as they are today, one-third of all children born in the year 2000 or later may suffer from diabetes at some point in their lives, while many others are likely to face chronic health problems such as heart disease, high blood pressure, cancer, diabetes, and asthma.
- Studies indicate that up to 70% of obese teens may become obese adults.
- Those who are obese have medical costs that are \$1,429 more than those of normal weight on average (roughly 42% higher). And annual direct costs of childhood obesity are \$14.3 billion. (President's Council on Fitness)

The Southern District YMCA is a leader in outdoor education/ recreation, and youth, adult and family fitness/wellness.

### **Southern District YMCA**

<b>Camp Lincoln (Established 1926)</b>	<b>Exeter Area YMCA (Established 2015)</b>
1,500 campers per summer (137 from Exeter)	4,500 members (3,000 from Exeter) <ul style="list-style-type: none"> <li>• 789 members under-12</li> <li>• 885 members ages 13-19</li> </ul>
6,000 students participate in outdoor education annually (throughout the school year)	500 members utilize the facility daily
250 days/year that the community utilizes camp annually	360 days a year that the Y is open, 200 days/year that community groups use the Y
Top activities include: boating, swimming, ropes course, outdoor education, recreation, trail blazing, water ecology	60 group fitness classes offered per week (1,200 participants weekly), wellness center, gym, open community room, teen center, and babysitting

The current Exeter Master Plan states: "Using the community's forests and other natural environments as outdoor classrooms allows people of all ages to learn about the natural world" it then states, "The importance of outdoor recreation opportunities to a community is widely accepted. Open space recreation offers great opportunity to understand and appreciate the natural environment and to contribute to overall quality of life in the community." (CP 42-43)

The YMCA is interested in partnering with the town, the conservation commission and other interested user groups to further utilize the Morrissette property for education, recreation and fitness for all Exeter residents and our greater community. The deed has the following restrictions:

*"The property shall be managed in perpetuity by the Town of Exeter Conservation Commission and/or its successor for the following purposes:*

- 1. The conservation and preservation of open spaces, and/or public education of these values particularly the protection of the Little River and its associated wetlands. And the diverse wildlife habitats on the property.*
- 2. To retain public access for passive recreation activities.*
- 3. There shall be no hunting, camping, or fires.*
- 4. There shall be no use of wheeled vehicles except those necessary for management consistent with conservation purposes.*

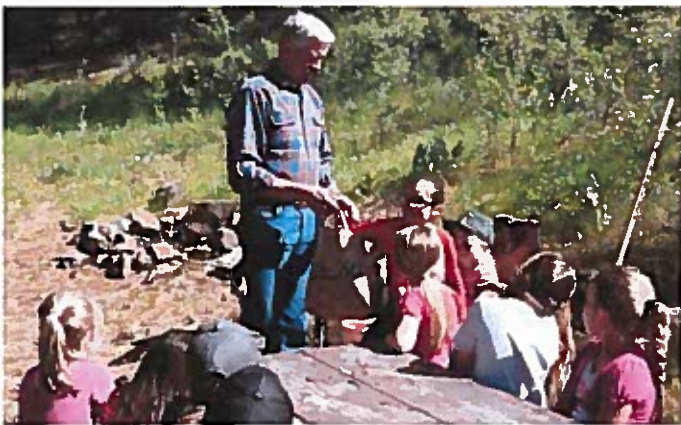
Given the above restrictions the YMCA would like to engage the conservation commission in a discussion about the following educational and recreation opportunities:

- 1. Outdoor Education** - Organized outdoor summer opportunities help stem the learning gap that many children experience especially disproportionately those from lower income areas. Our region does not have adequate summer or year-round after school programs to meet the needs of our youth to create a greater appreciation for the outdoors develop a place of belonging, improve outdoor skills and connect with role models and peers.

Successful outdoor programming combines well-trained young adult leaders with elementary, middle school and teenage youth for an extended number of days to develop positive relationships and a sense of belonging and opportunities to build and strengthen positive character values and appreciate the differences in others.

- 2. Fitness Trail** - A fitness trail or "parcourse" consists of a path or trail equipped with obstacles or stations distributed along its length for exercising the human body to promote good health. The course is designed to promote physical fitness training and can be natural or man-made and is most often located in open space and parks. Equipment is designed to provide specific forms of physiological exercise, and can consist of natural features including climbable rocks, trees, and river embankments, or manufactured products (stepping posts, chin-up and climbing bars) designed to provide similar physical challenges. The degree of difficulty of a course is determined by terrain slope, trail surface (dirt, grass, gravel, etc.), obstacle height (walls) or length (crawls) and other features.

Point of contact: Rob Roy McGregor President/CEO Southern District YMCA - [rob@sdymca.org](mailto:rob@sdymca.org) – (603) 957-1927



# **Town of Exeter**



## **Planning Board Application for Conditional Use Permit: Wetlands Conservation Overlay District**

*July 2015*





# Town of Exeter Planning Board Application

## Conditional Use Permit: Wetland Conservation Overlay District

### SUBMITTAL REQUIREMENTS:

1. Fifteen (15) copies of the Application
2. Fifteen (15) 11"x17" and three (3) full sized copies of the plan which must include:
  - Existing Conditions
    - a. Property Boundaries
    - b. Edge of Wetland and associated Buffer (Wetlands Conservation Overlay District – WCOD)
      - Prime wetland: 100'
      - Vernal Pool (>200 SF): 75'
      - Exemplary Wetland: 50'
      - Very Poorly Drained: 50'
      - Poorly Drained: 40'
      - Inland Stream: 25'
    - c. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements
  - Proposed Conditions
    - a. Edge of Wetlands and Wetland Buffers and distances to the following:
      - i. Edge of Disturbance
      - ii. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements
    - b. Name and phone number of all individuals whose professional seal appears on the plan
3. If applicant and/or agent is not the owner, a letter of authorization must accompany this application
4. Supporting documents i.e. Letters from the Department of Environmental Services, Standard Dredge and Fill Application and Photos of the property
5. A Town of Exeter Assessors list of names and mailing addresses of all abutters

Required Fees:
Planning Board Fee: <b>\$50.00</b> Abutter Fee: <b>\$10.00</b> Recording Fee (if applicable): <b>\$25.00</b>

The Planning Office must receive the completed application, plans and fees on the day indicated on the Planning Board Schedule of Deadlines and Public Hearings.

APPLICANT	Name: ECV Enterprises
	Address: 295 Littleton Road, Chelmsford, MA 01824
	Email Address: tboschetto@msn.com
	Phone: (978) 846-0268
PROPOSAL	Address: 22 Industrial Drive
	Tax Map # <u>48</u> Lot# <u>5</u> Zoning District: <u>1</u>
	Owner of Record:
Person/Business performing work outlined in proposal	Name: Beals Associates, PLLC
	Address: 70 Portsmouth Avenue, Stratham, NH 03885
	Phone: (603) 583-4860
Professional that delineated wetlands	Name: Gove Environmental Services, Inc
	Address: 8 Continental Drive, Bld 2, Unit H, Exeter, NH 03833
	Phone: (603) 778-0644

**Town of Exeter  
 Planning Board Application  
 Conditional Use Permit: Wetland Conservation Overlay District**

Detailed Proposal including intent, project description, and use of property: (Use additional sheet as needed)

The proposal is to create a 100'x250' building addition (with a 6,000 s.f. separate building in a second Phase), expand parking and upgrade drainage collection and treatment associated with the existing 58,500 s.f. building.

**Wetland Conservation Overlay District Impact (in square footage):**

Temporary Impact	Wetland: (SQ FT.)	Buffer: (SQ FT.)
	<input type="checkbox"/> Prime Wetlands _____	<input type="checkbox"/> Prime Wetlands _____
	<input type="checkbox"/> Exemplary Wetlands _____	<input type="checkbox"/> Exemplary Wetlands _____
	<input type="checkbox"/> Vernal Pools (>200SF) _____	<input type="checkbox"/> Vernal Pools (>200SF) _____
	<input type="checkbox"/> VPD _____	<input type="checkbox"/> VPD _____
	<input type="checkbox"/> PD _____	<input type="checkbox"/> PD _____
	<input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Inland Stream _____
Permanent Impact	Wetland:	Buffer:
	<input type="checkbox"/> Prime Wetlands _____	<input type="checkbox"/> Prime Wetlands _____
	<input type="checkbox"/> Exemplary Wetlands _____	<input type="checkbox"/> Exemplary Wetlands _____
	<input type="checkbox"/> Vernal Pools (>200SF) _____	<input type="checkbox"/> Vernal Pools (>200SF) _____
	<input type="checkbox"/> VPD _____	<input type="checkbox"/> VPD _____
	<input type="checkbox"/> PD _____	<input checked="" type="checkbox"/> PD <u>8,225.0</u>
	<input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Inland Stream _____

List any variances/special exceptions granted by Zoning Board of Adjustment including dates:

N/A

Describe how your proposal meets the conditions of Article 9.1.6.B of the Town of Exeter Zoning Ordinance:

See attached.

ABUTTERS: PLEASE LIST ALL PERSONS WHOSE PROPERTY IS LOCATED IN NEW HAMPSHIRE AND ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE EXETER TAX ASSESSOR'S RECORDS.

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**Please attach additional sheets if needed**

## **Conditional Use Permit Criteria**

### **Wetlands Conservation Overlay District**

#### **9.1.6 Conditional Uses:**

**A. Conditional Use Permit:** Under the enabling authority granted by NH RSA §674:21 II, the following uses are only permitted in the Wetlands Conservation Overlay District pursuant to the issuance of a conditional use permit by the Planning Board provided that all of the conditions listed in article 9.1.6.B below are met.

1. Construction of roads and other access ways, parking areas, utilities, structures, drainage systems, wells and wastewater disposal systems and other site improvements that impact the Wetlands Conservation Overlay District, provided that the proposed construction is essential to the productive use of land not within the Wetlands Conservation Overlay District.
2. If prime wetlands are involved then the following: Agriculture activities including grazing, hay production, truck gardening and silage production provided that such use is shown not to cause increases in surface or groundwater contamination by pesticides or other toxic or hazardous substance and that such use will not cause or contribute to soil erosion.
3. Within the 100 ft. buffer around prime wetlands, forestry and tree farming consistent with the best management practices as published by the NH Department of Resources and Economic Development and NH Cooperative Extension. As specified, in Logging Operations (Env-Wt 304.05), all skid trails, truck roads and log landings shall be located 50 feet from streams or ponds and designed using appropriate erosion control devices. Stream and Exeter Zoning Ordinance – Amended March 2014 9-7 wetlands crossings shall be kept to a minimum in size and number.

#### **B. Conditions:**

1. That the proposed use is permitted in the underlying zoning district;
2. That the use for which the permit is sought cannot feasibly be carried out on a portion or portions of the lot which are outside the Wetlands Conservation Overlay District;
3. That the design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland or wetland buffer and that no alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible; 4. In cases where the proposed use is temporary or where construction activity disturbs areas adjacent to the immediate use, that the landowner agrees to restore the site as nearly as possible to its original grade and condition following construction;
5. That the proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of groundwater, or other reasons;
6. That all required permits shall be obtained from the New Hampshire Department of Environmental Services Water Supply and Pollution Control Division under NH RSA §485-A: 17, the New Hampshire Wetlands Board under NH RSA §483-A, and the United States Army Corps of Engineers under Section 404 of the Clean Water Act.

# **Town of Exeter**



## **Planning Board Application for Conditional Use Permit: Shoreland Protection District**

*July 2015*



# Town of Exeter Planning Board Application

## Conditional Use Permit: Shoreland Protection District

### SUBMITTAL REQUIREMENTS:

1. Fifteen (15) copies of the Application
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    - a. Property Boundaries
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    - b. Name and phone number of all individuals whose professional seal appears on the plan
3. If applicant and/or agent is not the owner, a letter of authorization must accompany this application
4. Supporting documents i.e. Letters from the Department of Environmental Services, Standard Dredge and Fill Application and Photos of the property
5. A Town of Exeter Assessors list of names and mailing addresses of all abutters

Required Fees:		
Planning Board Fee: <b>\$50.00</b>	Abutter Fee: <b>\$10.00</b>	Recording Fee (if applicable): <b>\$25.00</b>

The Planning Office must receive the completed application, plans and fees on the day indicated on the Planning Board Schedule of Deadlines and Public Hearings.

APPLICANT	Name: ECV Enterprises
	Address: 295 Littleton Road, Chelmsford, MA 01824
	Email Address: <a href="mailto:tboschetto@msn.com">tboschetto@msn.com</a>
	Phone: (978) 846-0268
PROPOSAL	Address: 22 Industrial Drive
	Tax Map # <u>48</u> Lot# <u>5</u> Zoning District: <u>I</u>
	Owner of Record: Same as Applicant
Person/Business performing work outlined in proposal	Name: Beals Associates, PLLC
	Address: 70 Portsmouth Avenue, Stratham, NH 03885
	Phone: (603) 583-4860
Professional that delineated wetlands	Name: Gove Environmental Services, Inc
	Address:
	Phone:

**Town of Exeter  
 Planning Board Application  
 Conditional Use Permit: Shoreland Protection District**

Detailed Proposal including intent, project description, and use of property: (Use additional sheet as needed)

The proposal is to create a 100' x 250' addition, expand parking and upgrade drainage to the existing 58,500 s.f. commercial building

**Shoreland Protection District Impact (in square footage):**

Temporary Impact	Wetland: (SQ FT.)	Buffer: (SQ FT.)
	<input type="checkbox"/> Prime Wetlands _____	<input type="checkbox"/> Prime Wetlands _____
	<input type="checkbox"/> Exemplary Wetlands _____	<input type="checkbox"/> Exemplary Wetlands _____
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	<input type="checkbox"/> Inland Stream _____	<input checked="" type="checkbox"/> Inland Stream <u>14,898</u>

List any variances/special exceptions granted by Zoning Board of Adjustment including dates:

N/A

Describe how your proposal meets the conditions of Article 9.3.4.G.2 of the Town of Exeter Zoning Ordinance:

See attached doc. detailing points cited in the section.

ABUTTERS: PLEASE LIST ALL PERSONS WHOSE PROPERTY IS LOCATED IN NEW HAMPSHIRE AND ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE EXETER TAX ASSESSOR'S RECORDS.

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**Please attach additional sheets if needed**



## **Conditional Use Permit Criteria**

### **Shoreland Protection District**

#### 9.3.4 G Conditional Uses:

1. The following uses, if allowed in the underlying zoning district, are permitted only after a Conditional Use Permit is granted by the Planning Board.

a. Industrial and commercial uses not otherwise prohibited in Article 9.3.4.F Exeter Shoreland Protection District Ordinance – Use Regulations of these regulations.

b. Multi-family residential development .

c. Transmission lines, access ways, including driveways and parking lots or roadways, paved or unpaved, within 150 feet of the Exeter River, Squamscott River or their major tributaries, or within 100 feet of perennial brooks, streams and creeks located within the Exeter Shoreland Protection District.

d. Detention ponds, treatment swales, and other drainage structures as required by State or local regulations.

2. The Planning Board may grant a Conditional Use Permit for those uses listed above only after written findings of fact are made which have been reviewed by technical experts from the Rockingham Conservation District, if required by the Planning Board, at the cost of the developer, provided that all of the following are true:

a. The proposed use will not detrimentally affect the surface water quality of the adjacent river or tributary, or otherwise result in unhealthful conditions.

b. The proposed use will discharge no waste water on site other than that normally discharged by domestic waste water disposal systems and will not involve on-site storage or disposal of hazardous or toxic wastes as herein defined.

c. The proposed use will nor result in undue damage to spawning grounds and other wildlife habitat.

d. The proposed use complies with the use regulations identified in Article 9.3.4 Exeter Shoreland Protection District Ordinance – Use Regulations and all other applicable sections of this article.

e. The design and construction of the proposed use will be consistent with the intent of the purposes set forth in Article 9.3.1 Exeter Shoreland Protection District Ordinance – Authority and Purpose.

Seventy Portsmouth Avenue  
Stratham, New Hampshire  
03885

603 - 583 - 4860

Fax: 583 - 4861

**RECEIVED**

July 12, 2016

Town of Exeter Planning Board  
10 Front Street  
Exeter, NH 03833

JUL 12 2016

EXETER PLANNING OFFICE

RE: Letter of Explanation - Proposed Site Plan Expansion - 22 Industrial Drive

Dear Members of the Board:

ECV Enterprises, Inc. is proposing a 30,000 s.f. warehousing/office building expansion on approximately 10.2-acres of land located at <sup>22</sup>11 Industrial Drive in Exeter, NH. The existing property is located on a parcel (Tax Map 48, Lot 5) consisting of an existing light manufacturing facility (formerly "SeaTech"), forested wetlands, a section of gas main easement and wetlands connected to the head waters of Norris brook above where the local Shoreland Protection Ordinance would apply. The proposal includes extension of existing utilities that include, water and sewer service, gas service and underground electric & cable. All lighting proposed is dark sky compliant with down cast LED luminaires. The project includes paved drive aisles & parking for the tenants, and a closed drainage system. The design includes LID stormwater management and treatment including a large bioretention ponds and 2-constructed gravel wetland pond systems. Proper erosion controls are proposed where construction could result in sediment transport for the development. The project will result in no wetland impact, 16,509 s.f. of WCD impact (40'-100' PD wetland buffer). Finally, the design incorporates significant native vegetative plantings proposed to in-fill buffer areas proposed to be disturbed. Thank you for your consideration.

Very truly yours,  
BEALS ASSOCIATES, PLLC

*Christian O. Smith*

Christian O. Smith, P.E.  
Principal



RECEIVED

PH 8/11/16

JUL 12 2016

Town of Exeter Site Review Plan Application

EXETER PLANNING OFFICE

OFFICE USE ONLY

- THIS IS AN APPLICATION FOR:
( ) COMMERCIAL SITE PLAN REVIEW
(X) INDUSTRIAL SITE PLAN REVIEW
( ) MULTI-FAMILY SITE PLAN REVIEW
( ) MINOR SITE PLAN REVIEW
( ) INSTITUTIONAL/NON-PROFIT SPR

Table with 2 columns: Fee Category and Amount. Includes rows for APPLICATION #, DATE RECEIVED, APPLICATION FEE, PLAN REVIEW FEE, ABUTTERS FEE, LEGAL NOTICE FEE, and TOTAL FEES.

Table with 2 columns: Fee Category and Amount. Includes rows for INSPECTION FEE, INSPECTION COST, and REFUND (IF ANY).

- 1. NAME OF LEGAL OWNER OF RECORD: East Coast Ventures, Inc.
TELEPHONE: ( )
ADDRESS: 295 Littleton Road, Chelmsford, MA 01824
2. NAME OF APPLICANT: Ted Boschetto
ADDRESS: 206 Coggeshall Ave. Newport RI 02840
TELEPHONE: (978) 846-0268
3. RELATIONSHIP OF APPLICANT TO PROPERTY IF OTHER THAN OWNER:
(Written permission from Owner is required, please attach.)
4. DESCRIPTION OF PROPERTY: Existing light industrial facility
ADDRESS: 22 Industrial Drive
TAX MAP: 48 PARCEL #: 5 ZONING DISTRICT: I
AREA OF ENTIRE TRACT: 10.2 ac PORTION BEING DEVELOPED: 3.5 +/-



5. ESTIMATED TOTAL SITE DEVELOPMENT COST \$ \$800,000 +/-

6. EXPLANATION OF PROPOSAL: This proposal is to add a 100' x 250' addition, parking, and upgrading drainage to the existing 58,500 s.f. commercial building

7. ARE MUNICIPAL SERVICES AVAILABLE? (YES/NO) Yes

IF YES, WATER AND SEWER SUPERINTENDENT MUST GRANT WRITTEN APPROVAL FOR CONNECTION.  
IF NO, SEPTIC SYSTEM MUST COMPLY WITH W.S.P.C.C. REQUIREMENTS.

8. LIST ALL MAPS, PLANS AND OTHER ACCOMPANYING MATERIAL SUBMITTED WITH THIS APPLICATION:

	<u>ITEM:</u>	<u>NUMBER OF COPIES</u>
A.	<u>See transmittal</u>	
B.		
C.		
D.		
E.		
F.		

9. ANY DEED RESTRICTIONS AND COVENANTS THAT APPLY OR ARE CONTEMPLATED (YES/NO) No IF YES, ATTACH COPY.

10. NAME AND PROFESSION OF PERSON DESIGNING PLAN:

NAME: Christian O. Smith, P.E. Beals Associates, PLLC

ADDRESS: 70 Portsmouth Ave. Stratham, NH 03885

PROFESSION: Professional Engineer TELEPHONE: (603) 583-4860

11. LIST ALL IMPROVEMENTS AND UTILITIES TO BE INSTALLED:

Improvements to parking, drainage are proposed w/Building expansion

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12. **HAVE ANY SPECIAL EXCEPTIONS OR VARIANCES BEEN GRANTED BY THE ZONING BOARD OF ADJUSTMENT TO THIS PROPERTY PREVIOUSLY?**

IF YES, DESCRIBE BELOW. (Please check with the Planning Department Office to verify)

No

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**NOTICE:** I CERTIFY THAT THIS APPLICATION AND THE ACCOMPANYING PLANS AND SUPPORTING INFORMATION HAVE BEEN PREPARED IN CONFORMANCE WITH ALL APPLICABLE REGULATIONS; INCLUDING BUT NOT LIMITED TO THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS" AND THE ZONING ORDINANCE. FURTHERMORE, IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 15.2 OF THE "SITE PLAN REVIEW AND SUBDIVISION REGULATIONS", I AGREE TO PAY ALL COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

DATE 7/11/16 OWNER'S SIGNATURE 

ACCORDING TO RSA 676.4.I ( c ), THE PLANNING BOARD MUST DETERMINE WHETHER THE APPLICATION IS COMPLETE WITHIN 30 DAYS OF SUBMISSION. THE PLANNING BOARD MUST ACT TO EITHER APPROVE, CONDITIONALLY APPROVE, OR DENY AN APPLICATION WITHIN SIXTY FIVE (65) DAYS OF ITS ACCEPTANCE BY THE BOARD AS A COMPLETE APPLICATION. A SEPARATE FORM ALLOWING AN EXTENSION OR WAIVER TO THIS REQUIREMENT MAY BE SUBMITTED BY THE APPLICANT.





Submission of this plan will not be applicable in all cases. The applicability of such a plan will be considered by the TRC during its review process as outlined in Section 6.5 Technical Review Committee (TRC) of these regulations. The purpose of this plan is to provide general information on the site, its existing conditions, and to provide the base data from which the site plan or subdivision will be designed. The plan shall show the following:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.1. Names, addresses, and telephone numbers of the owner, applicant, and person(s) or firm(s) preparing the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.2. Location of the site under consideration, together with the current names and addresses of owners of record, of abutting properties and their existing land use.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.3. Title, date, north arrow, scale, and Planning Board Case Number.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.4. Tax map reference for the site under consideration, together with those of abutting properties.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.5. Zoning (including overlay) district references.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.6. A vicinity sketch or aerial photo showing the location of the land/site in relation to the surrounding public street system and other pertinent location features within a distance of 2,000-feet, or larger area if deemed necessary by the Town Planner.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.7. Natural features including watercourses and water bodies, tree lines, significant trees (16-inches diameter (caliber) or greater measured 12-inches above ground), and other significant vegetative cover, topographic features, and any other environmental features that are important to the site design process.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.8. Man-made features such as, but not limited to, existing roads, structures, and stonewalls. The plan shall also indicate which features are to be retained and which are to be removed or altered.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.9. Existing contours at intervals not to exceed 2-feet with spot elevations provided when the grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.10. A High Intensity Soil Survey (HISS) of the entire site, or appropriate portion thereof. Such soil surveys shall be prepared by a certified soil scientist in accordance with the standards established by the Rockingham County Conservation District. Any cover letters or explanatory data provided by the certified soil scientist shall also be submitted.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.11. State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "The landowner is responsible for complying with all applicable local, state, and federal wetlands regulations, including any permitting and setback requirements required under these regulations."
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.12. Surveyed property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in New Hampshire must attest to said plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.13. The lines of existing abutting streets and driveway locations within 200-feet of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.14. The location, elevation, and layout of existing catch basins and other surface drainage features.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.15. The shape, size, height, location, and use of all existing structures on the site and approximate location of structures within 200-feet of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.16. The size and location of all existing public and private utilities, including off-site utilities to which connection is planned.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.17. The location of all existing easements, rights-of-way, and other encumbrances.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.18. All floodplain information, including the contours of the 100-year flood elevation, based upon the Flood Insurance Rate Map for Exeter, as prepared by the Federal Emergency Management Agency, dated May 17, 1982.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.19. All other features which would fully explain the existing conditions of the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.4.20. Name of the site plan or subdivision.



The purpose of this plan is to illustrate and fully explain the proposed changes taking place within the site. The proposed site conditions plan shall depict the following:

X		7.5.1. Proposed grades and topographic contours at intervals not to exceed 2-feet with spot elevations where grade is less than 5%. All datum provided shall reference the latest applicable US Coast and Geodetic Survey datum and should be noted on the plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.2. The location and layout of proposed drainage systems and structures including elevations for catch basins.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.3. The shape, size, height, and location of all proposed structures, including expansion of existing structures on the site and first floor elevation(s). Building elevation(s) and a rendering of the proposed structure(s).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.4. High Intensity Soil Survey (HISS) information for the site, including the total area of wetlands proposed to be filled.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.5. State and Federally designated wetlands, setback information, total wetlands proposed to be filled, other pertinent information and the following wetlands note: "The landowner is responsible for complying with all applicable local, state, and federal wetlands regulations, including any permitting and setback requirements required under these regulations."
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.6. Location and timing patterns of proposed traffic control devices.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.7. The location, width, curbing and paving of all existing and proposed streets, street rights-of-way, easements, alleys, driveways, sidewalks and other public ways. The plan shall indicate the direction of travel for one-way streets. See <u>Section 9.14 – Roadways, Access Points, and Fire Lanes</u> for further guidance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.8. The location, size and layout of off-street parking, including loading zones. The plan shall indicate the calculations used to determine the number of parking spaces required and provided. See <u>Section 9.13 – Parking Areas</u> for further guidance.

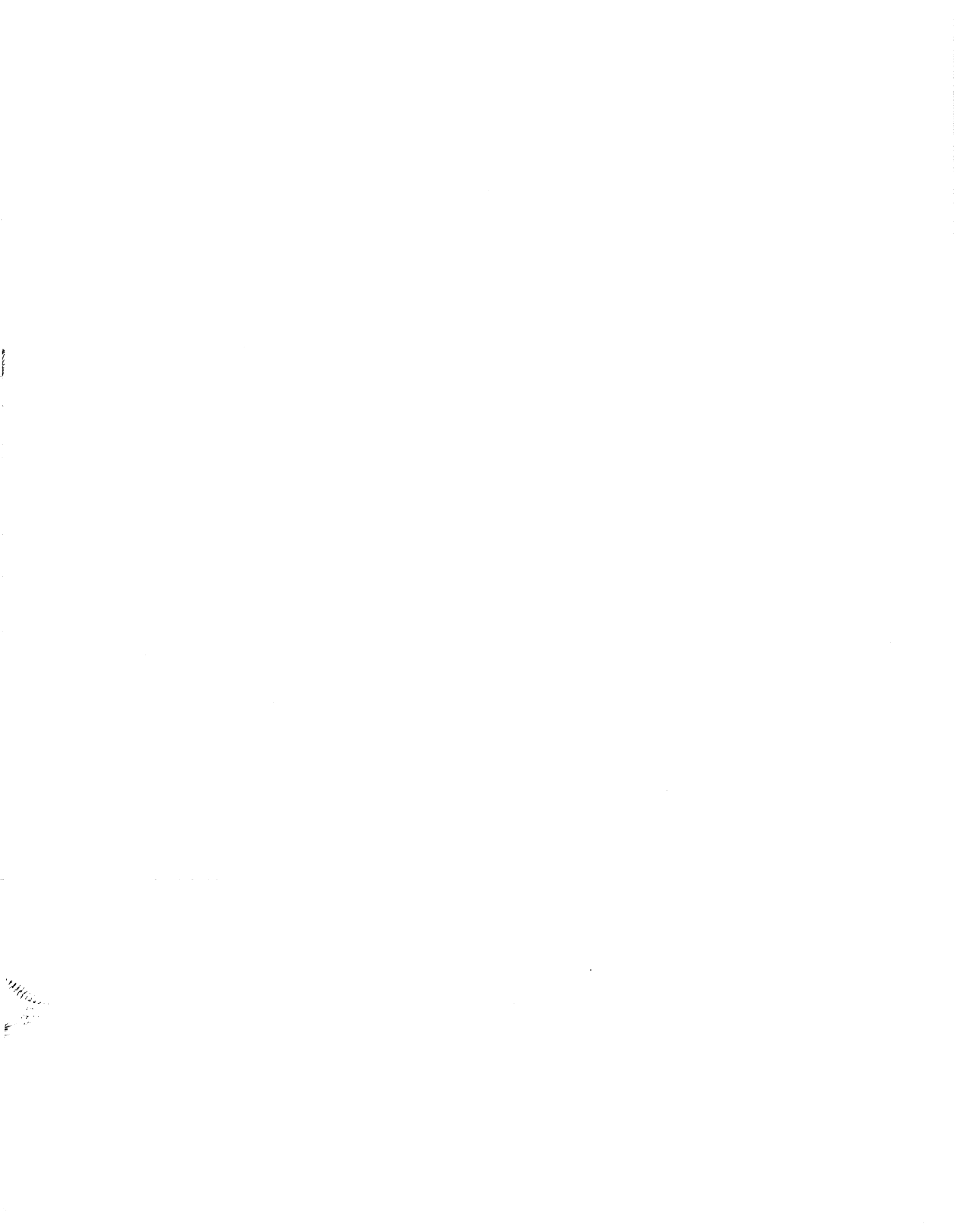


<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.9. The size and location of all proposed public and private utilities, including but not limited to: water lines, sewage disposal facilities, gas lines, power lines, telephone lines, cable lines, fire alarm connection, and other utilities.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.10. The location, type, and size of all proposed landscaping, screening, green space, and open space areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.11. The location and type of all site lighting, including the cone(s) of illumination to a measurement of 0.5-foot-candle.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.12. The location, size, and exterior design of all proposed signs to be located on the site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.13. The type and location of all solid waste disposal facilities and accompanying screening.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.14. Location of proposed on-site snow storage.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.15. Location and description of all existing and proposed easement(s) and/or right-of-way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.16. A note indicating that: "All water, sewer, road (including parking lot), and drainage work shall be constructed in accordance with Section 9.5 Grading, Drainage, and Erosion & Sediment Control and the <u>Standard Specifications for Construction of Public Utilities in Exeter, New Hampshire</u> ". See <u>Section 9.14 Roadways, Access Points, and Fire Lanes</u> and <u>Section 9.13 Parking Areas</u> for exceptions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7.5.17. Signature block for Board approval

- 7.7 Construction plan
- 7.8 Utilities plan
- 7.9 Grading, drainage and erosion & sediment control plan
- 7.10 Landscape plan
- 7.11 Drainage Improvements and Storm Water Management Plan
- 7.12 Natural Resources Plan (EC)
- 7.13 Yield Plan

N/A





## SITE PLAN REVIEW APPLICATION CHECKLIST

A COMPLETED APPLICATION FOR SITE PLAN REVIEW MUST CONTAIN THE FOLLOWING

1. Application for Hearing ( x )
2. Abutter's List Keyed to Tax Map ( x )  
(including the name and business address of every engineer, architect, land surveyor, or soils scientist whose professional seal appears on any plan submitted to the Board)
3. Completed- " Checklist for Site Plan Review" ( x )
4. Letter of Explanation ( x )
5. Written Request for Waiver (s) from " Site Plan Review and Subdivision Regulations" ( ) N/A  
(if applicable)
6. Completed "Preliminary Application to Connect and /or Discharge to Town of Exeter- Sewer, Water or Storm Water Drainage System(s)"( if applicable) ( x )
7. Request for Review by the Rockingham County Conservation District (RCCD), (if applicable) ( ) N/A
8. Planning Board Fees ( x )
9. Seven (7) copies of Site Plan ( x )
10. Fifteen (15) 11"x17" copies of the final plan to be submitted **TEN DAYS PRIOR** to the public hearing date. ( x )
11. Three (3) pre-printed 1"x 2 5/8" labels for each abutter, the applicant and all consultants. ( x )

NOTES: All required submittals must be presented to the Planning Department office for distribution to other Town departments. Any material submitted directly to other departments will not be considered.



**ABUTTERS LIST  
FOR  
NH-696.01 – EXETER, NH  
JULY 7, 2016**

**SUBJECT PARCEL**

**TAX MAP/LOT**

048-005

**OWNER OF RECORD**

ECV ENTERPRISES  
22 INDUSTRIAL DRIVE  
EXETER, NH 03833

**ABUTTERS**

**TAX MAP/LOT**

047-012

**OWNER OF RECORD**

SIDNEY TRUST  
C/O WALL INDUSTRIES  
37 INDUSTRIAL DRIVE  
EXETER, NH 03833

055-068-0200

INDUSTRIAL DRIVE CONDO ASSOC.  
INDUSTRIAL DRIVE  
EXETER, NH 03833

055-068

CKT ASSOCIATES  
INDUSTRIAL DRIVE  
EXETER, NH 03833

049-008

TOWN OF EXETER  
HENDERSON SWASEY FOREST  
0 ROUTE 101  
EXETER, NH 03833

048-004

ST. PETERSBURG DEVELOPING LLC  
4 COMMERCE WAY  
EXETER, NH 03833



**ABUTTERS LIST  
FOR  
NH-696.01 – EXETER, NH  
JULY 7, 2016**

**TAX MAP/LOT**

**OWNER OF RECORD**

054-001

SIG SAUER INC  
18 INDUSTRIAL DR  
EXETER, NH 03833

054-004

GREAT NORTH PROPERTY MGMT.  
3 HOLLAND WAY SUITE 201  
EXETER, NH 03833

054-006

EXETER ROSE FARM  
C/O ANTHONY & FRANK DAGOSTINO  
24-46 OAK STREET  
EXETER, NH 03833

**PROFESSIONALS**

ENGINEERING FIRM

BEALS ASSOCIATES, PLLC.  
70 PORTSMOUTH AVE. 3<sup>RD</sup> FLOOR  
STRATHAM, NH 03885

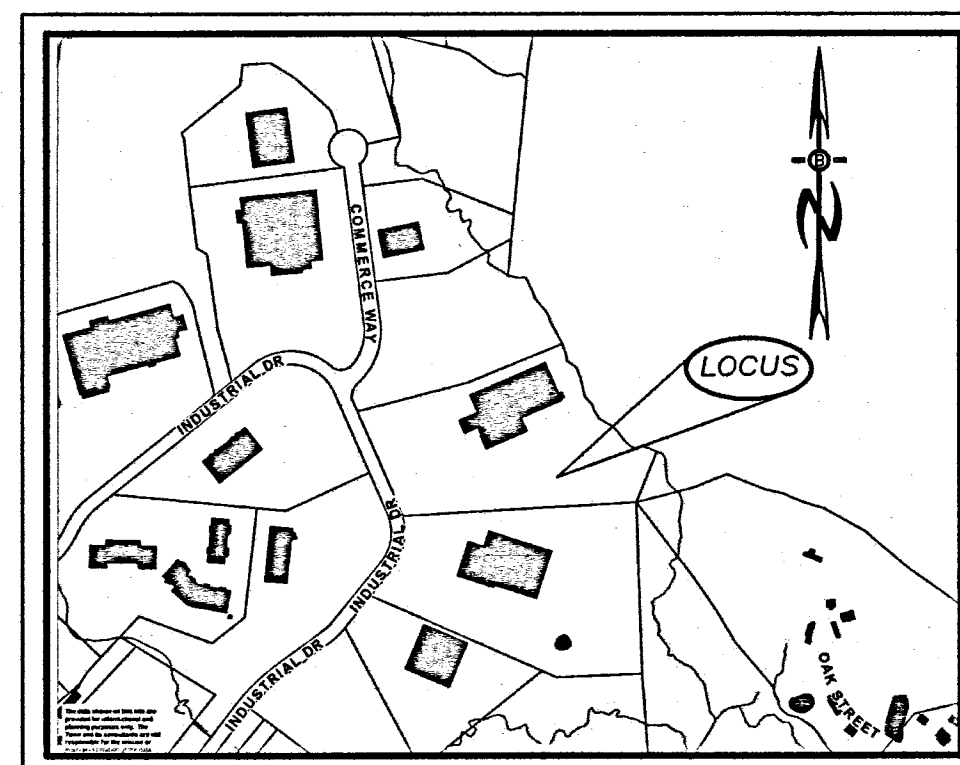
SOIL SCIENTIST

GOVE ENVIRONMENTAL  
8 CONTINENTAL DR. BLDG. 2 UNIT H  
EXETER, NH 03833



# AMENDED SITE PLAN 22 INDUSTRIAL DRIVE EXETER, NH

LOCATION MAP



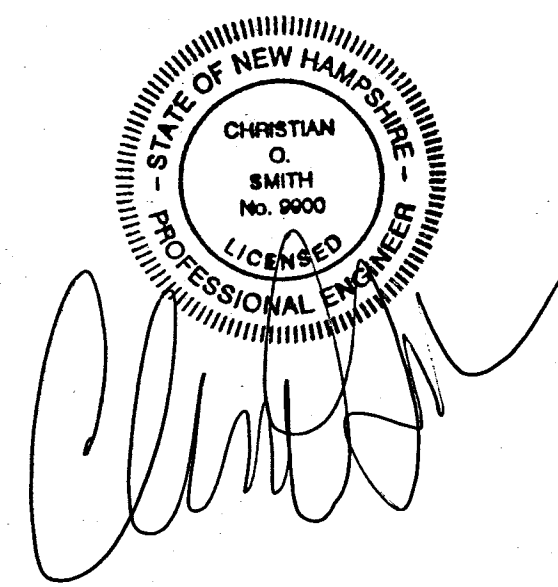
## INDEX

### TITLE SHEET

- 1 EXISTING/DEMOLITION PLAN
- 2 PARKING & PAVEMENT PLAN
- 3 GRADING & DRAINAGE PLAN
- 4 UTILITY PLAN
- 5 DRAINAGE POND PLAN
- 6 CONSTRUCTION DETAILS SHEET
- 7 EROSION CONTROL DETAILS

CIVIL ENGINEERS:

**BEALS ASSOCIATES PLLC**  
70 PORTSMOUTH AVE,  
STRATHAM, NEW HAMPSHIRE  
PHN. 603-583-4860, FAX. 603-583-4863

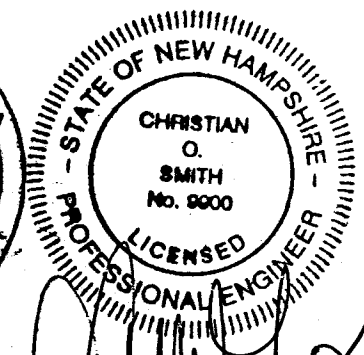
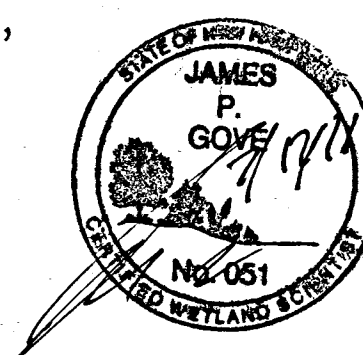
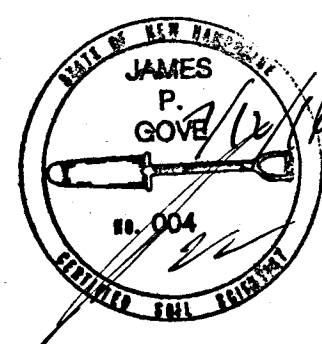


## RECORD OWNER/APPLICANT

ECV ENTERPRISES  
22 INDUSTRIAL DRIVE  
EXETER, NH 03833  
TAX MAP 48 LOT 5

WETLAND / SOIL  
CONSULTANT:

GOVE ENVIRONMENTAL SERVICES INC.  
8 CONTINENTAL DRIVE,  
BLDG 2 UNIT H  
EXETER, NH 03833  
1-603-778-0644



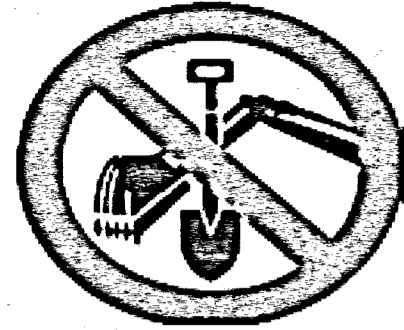
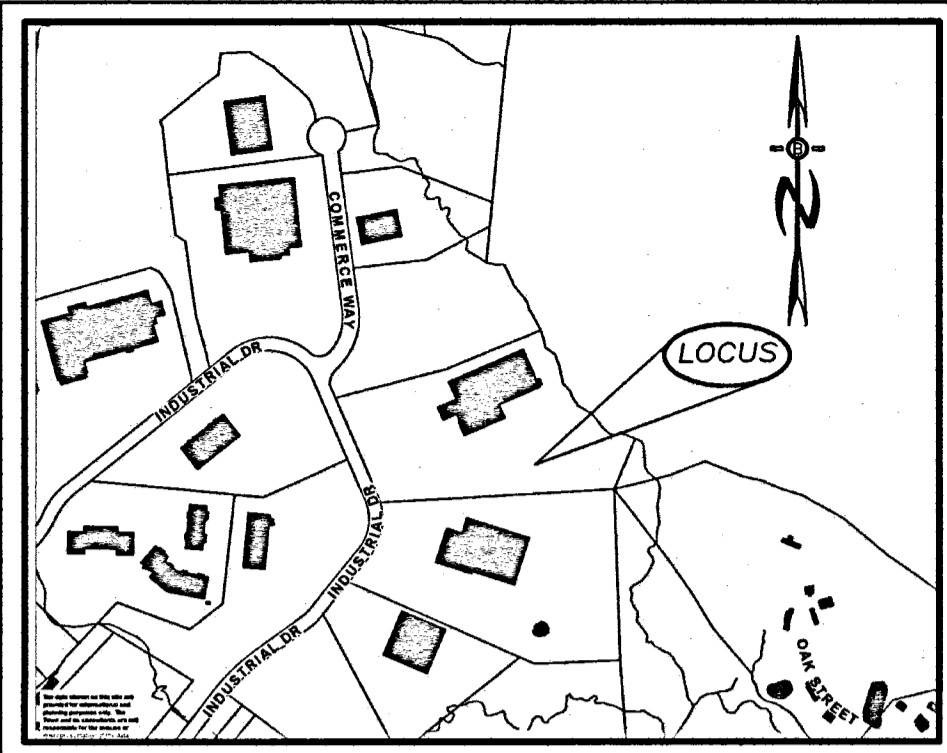
## PLAN SET LEGEND

5/8" REBAR	●	PROPOSED LIGHT POLE	⊕
DRILL HOLE	○	PROPOSED WALL LIGHT	⊕
CONC. BOUND	□	PROPOSED PARKING COUNT	⊕
UTILITY POLE	⊙	OVERHEAD ELEC. LINE	—x—x—
DRAIN MANHOLE	⊙	FENCING	—x—x—
SEWER MANHOLE	⊙	DRAINAGE LINE	—D—D—
EXISTING LIGHT POLE	⊙	SEWER LINE	—S—S—
EXISTING CATCH BASIN	⊙	GAS LINE	—G—G—
PROPOSED CATCH BASIN	⊙	WATER LINE	—W—W—
WATER GATE	⊙	STONE WALL	—x—x—
WATER SHUT OFF	⊙	TREE LINE	—x—x—
HYDRANT	⊙	ABUT. PROPERTY LINES	—x—x—
PINES, ETC.	⊙	EXIST. PROPERTY LINES	—x—x—
MAPLES, ETC.	⊙	BUILDING SETBACK LINES	—x—x—
EXIST. SPOT GRADE	⊙	EXIST. CONTOUR	—100—
PROP. SPOT GRADE	⊙	PROP. CONTOUR	—100—
DOUBLE POST SIGN	⊙	SOIL LINES	—x—x—
SINGLE POST SIGN	⊙		

PB CASE # \_\_\_\_\_  
CHAIRMAN SIGNATURE: \_\_\_\_\_

REVISIONS:	DATE:
1	





UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER BEALS ASSOCIATES, NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION

WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233).

PREPARED FOR:  
**ECV ENTERPRISES**  
 22 INDUSTRIAL DRIVE  
 EXETER, NH 03833

**BEALS ASSOCIATES PLLC**  
 70 PORTSMOUTH AVE, STRATHAM, N.H. 03885  
 PHONE: 603-583-4860, FAX: 603-583-4863



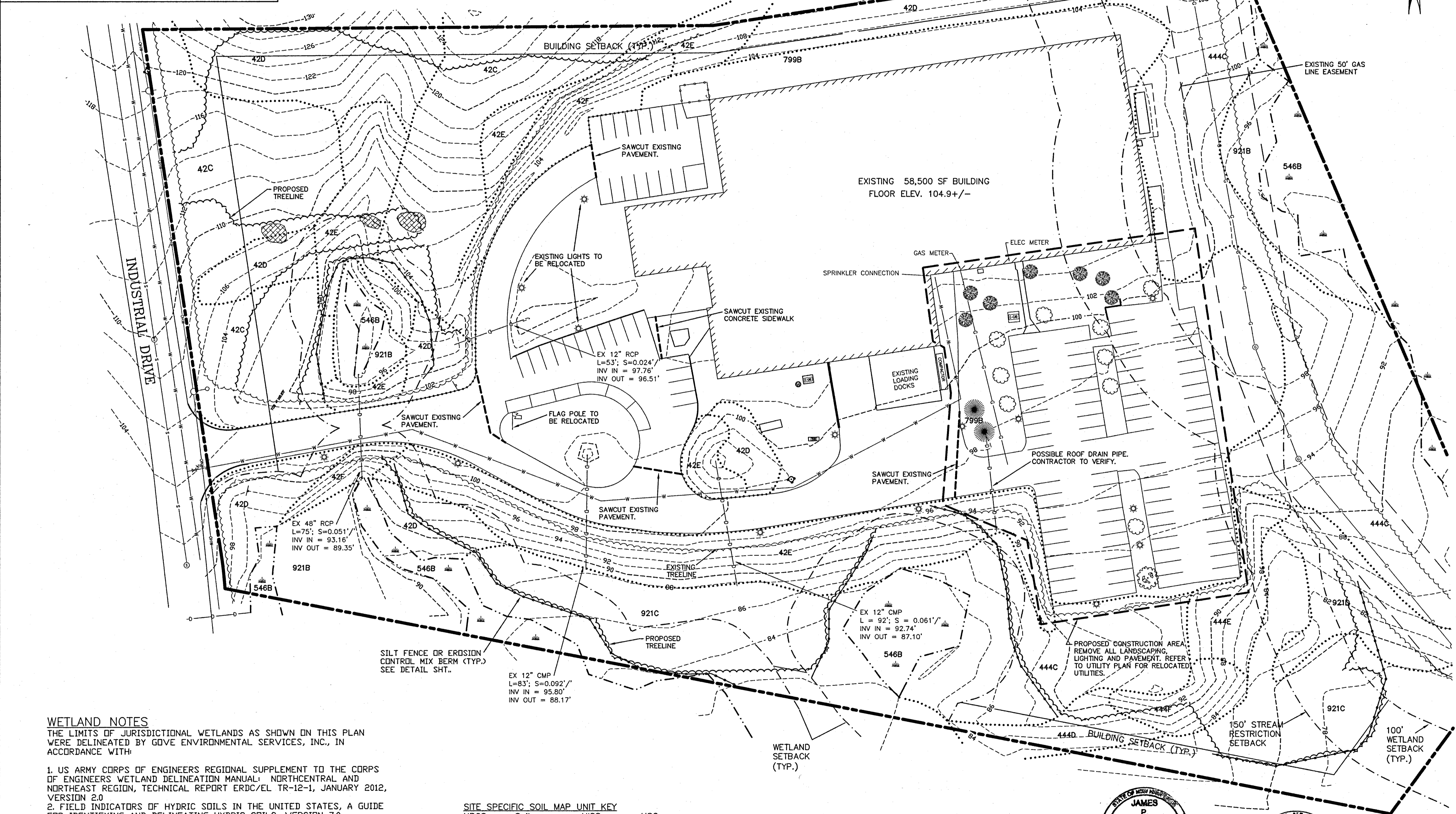
**NOTES**

- THIS PLAN IS INTENDED TO PROVIDE MINIMUM GUIDELINES FOR SITE DEMOLITION. IT SHOULD BE NOTED THAT ALL MANMADE FEATURES SHALL BE REMOVED AS NECESSARY TO FACILITATE CONSTRUCTION UNLESS OTHERWISE NOTED. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCIES COMPARED TO DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE FOR REVIEW AND RESOLUTION. ANY CONTRADICTION BETWEEN ITEMS ON THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- ALL EXISTING STRUCTURES IN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS, UNLESS NOTED TO REMAIN ON THE SITE PLANS. ANY BURNING ON-SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
- ALL EXISTING UTILITIES SHALL BE KEPT IN OPERATING ORDER. ALL NEW SERVICES SHALL BE INSTALLED IN CONFORMANCE WITH LOCAL, STATE AND UTILITY COMPANY STANDARDS, SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE RELOCATIONS.
- EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED PRIOR TO ANY EARTH MOVING ACTIVITIES.
- A TREE CLEARING PERMIT FROM LOCAL AND STATE AUTHORITIES MAY BE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL STUMPS AND DEBRIS ARE TO BE REMOVED FROM SITE.
- THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES.
- DEMOLITION REQUIREMENTS: CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH THE ADJACENT AND OCCUPIED BUILDING AREAS, IN COMPLIANCE WITH THE GOVERNING LAWS. PRIME CONSIDERATION SHALL BE GIVEN TO THE SAFETY, PROTECTION AND CONVENIENCE OF THE PUBLIC AND OWNER'S PERSONNEL.  
 2.1: EMPLOY TARPAULINS ON TRUCKS CARRYING DEBRIS TO PREVENT SPREADING DUST OR DEBRIS. CLEAN UP LOOSE DEBRIS DAILY TO PREVENT THE WIND SPREADING DEBRIS.
- LEAVE SITE IN CLEAN CONDITION.
- STUMP DISPOSAL TO BE OUTSIDE LIMITS OF PAVEMENT, DRAINAGE STRUCTURES, ETC.
- TEMPORARY EARTH MATERIAL STOCKPILES TO BE IN UPLAND AREAS AND COMPLETELY IMPOUNDED BY SILT FENCE/HAYBALE EROSION CONTROLS.
- THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

**TOWN NOTES**

IN ACCORDANCE WITH SITE PLAN REVIEW & SUBDIVISION REGULATIONS SECTIONS 7.15.10 AND 9.3.4 THE APPLICANT SHALL PROVIDE THE TOWN WITH THREE COPIES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND ALSO ENSURE THAT ONE COPY REMAINS ON SITE.

THE CONSTRUCTION SITE OPERATOR AND OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USEPA, WASHINGTON, DC, STORMWATER NOTICE PROCESSING CENTER AT LEAST SEVEN DAYS PRIOR TO COMMENCEMENT OF WORK ON SITE. EPA WILL POST THE NOI AT  
<http://cfpub.epa.gov/npdes/stormwater/noi/noisearch.cfm>. AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE STATUS".



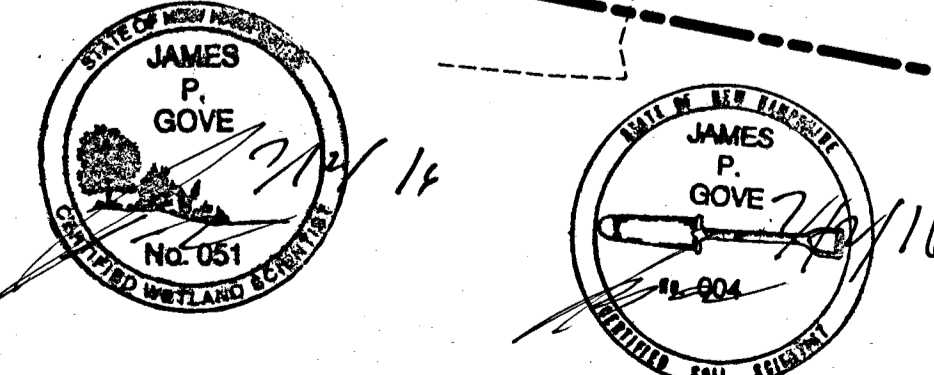
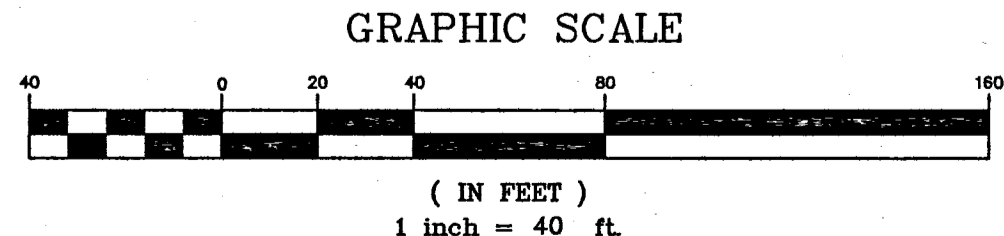
**WETLAND NOTES**

THE LIMITS OF JURISDICTIONAL WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC., IN ACCORDANCE WITH:

- US ARMY CORPS OF ENGINEERS REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR-12-1, JANUARY 2012, VERSION 2.0
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
- NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009).
- SOIL MAPPING WAS PERFORMED BY G.E.S. USING THE STANDARDS OF THE SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND SPECIAL PUBLICATION NUMBER 1, HIGH INTENSITY SOIL MAPS FOR NEW HAMPSHIRE STANDARDS, JAN 1994.

**SITE SPECIFIC SOIL MAP UNIT KEY**

NRCS Unit	Soil Name	HISS UNIT	HSG
42	Canton	321	B
444	Newfields	321	B
921	Newfields Variant	421	C
546	Walpole	521	C
799	Udorthents	766	D



REVISIONS:	DATE:
<b>EXISTING/DEMOLITION PLAN</b>	
PLAN FOR: AMENDED SITE PLAN 22 INDUSTRIAL DRIVE EXETER, NH	
DATE: JULY 2016	SCALE: 1"=40'
PROJ. NO: NH-696	SHEET NO. 1 OF 7

**TOWN NOTES**

THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS, (DESIGN VEHICLE IS THE EXETER LADDER TRUCK OR 35' BOX TRUCK) EITHER DELIVERING TO, OR USING THE PROPERTY.

ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.

ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON THE PROPERTY. REFUSE COLLECTION WILL BE BY CURBSIDE PICK-UP AT THE HALL PLACE, CHARRON CIRCLE INTERSECTION.

**ZONING REQUIREMENTS:**  
 ZONING DISTRICT - INDUSTRIAL (I)  
 MINIMUM LOT SIZE - 40,000 S.F.  
 MINIMUM LOT WIDTH - 150 FT.  
 MINIMUM LOT DEPTH - 200 FT.

**BUILDING SETBACKS:**  
 FRONT=50 FT.  
 SIDE=20 FT.  
 REAR=50 FT.  
 BUILDING FROM STREAM=100 FT.  
 BUILDING HEIGHT=50 FT.  
 MAX. COVERAGE WITHIN 150' OF STREAM = 20%  
 MAXIMUM BUILDING COVERAGE = 40%  
 MINIMUM OPEN SPACE = 25%

**PARKING REQUIREMENTS:**  
 1 SPACES PER EMPLOYEE ON MAX. SHIFT

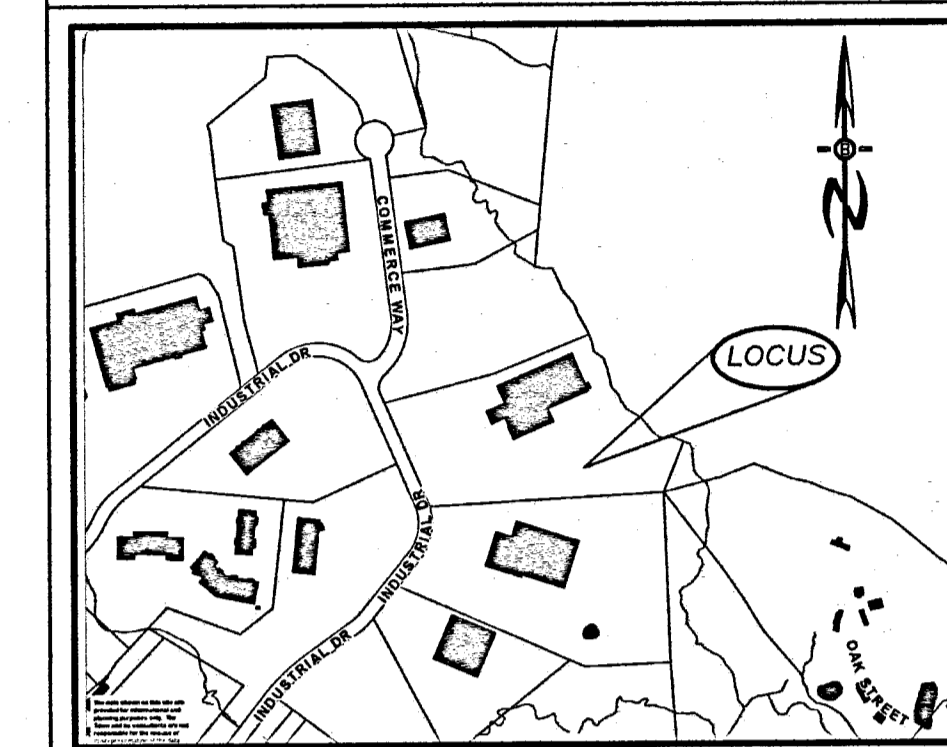
TOTAL SPACES EXISTING=116  
 TOTAL SPACES REQUIRED=116  
 TOTAL SPACES PROVIDED=187

PREPARED FOR:

**ECV ENTERPRISES**  
 22 INDUSTRIAL DRIVE  
 EXETER, NH 03833

**BEALS ASSOCIATES PLLC**

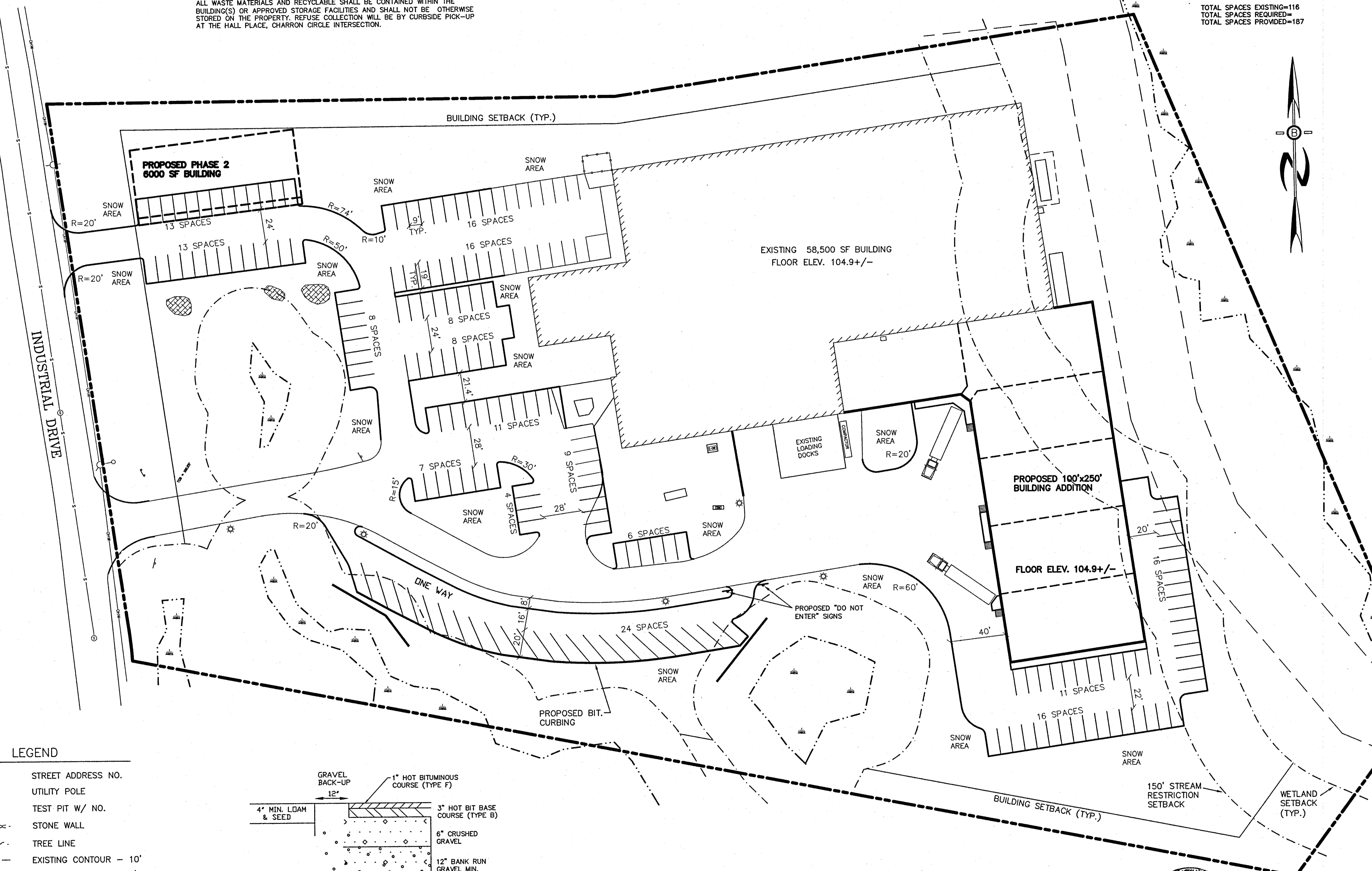
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885  
 PHONE: 603-583-4860, FAX: 603-583-4863



LOCATION MAP

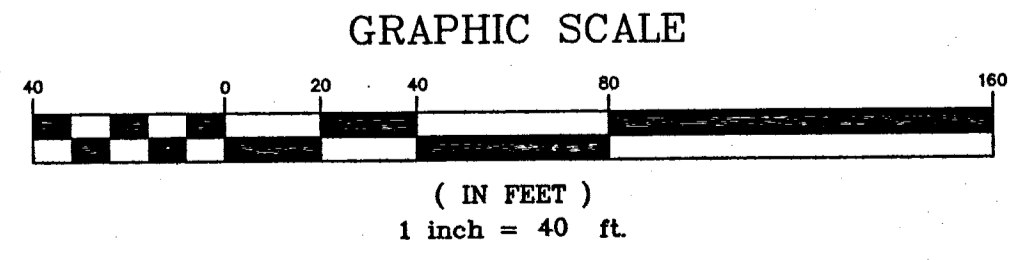
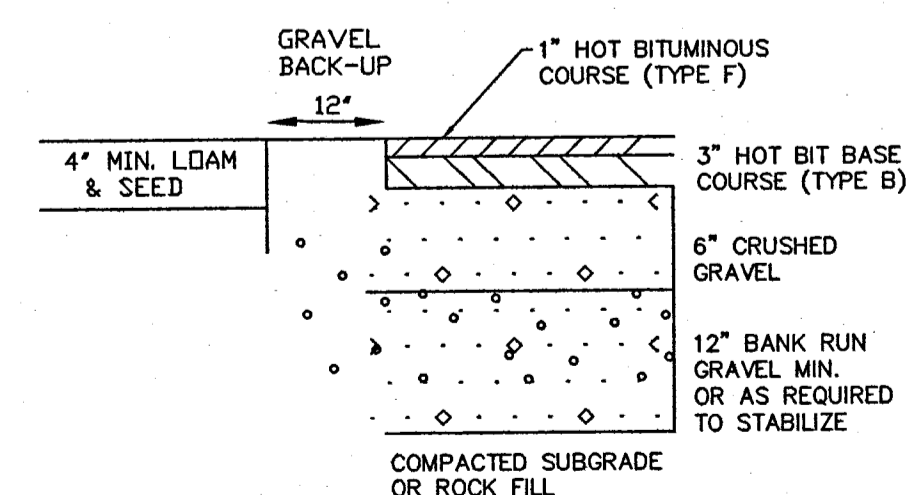
1. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 25,000 SF ADDITION ONTO THE EXISTING INDUSTRIAL BUILDING AND A 6000 SF ADDITIONAL BUILDING WITH ADDITIONAL PARKING AREAS. PROPERTY IS SERVED BY MUNICIPAL WATER AND SEWER.
2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
3. ALL WATER, SEWER, ROAD, AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION AND SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE. SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
4. IN ACCORDANCE WITH SITE PLAN REVIEW & SUBDIVISION REGULATIONS SECTIONS 7.15.10 AND 9.3.4 THE APPLICANT SHALL PROVIDE THE TOWN WITH THREE COPIES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND ALSO ENSURE THAT ONE COPY REMAINS ON SITE.
5. THE CONSTRUCTION SITE OPERATOR AND OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USEPA, WASHINGTON, DC. STORMWATER NOTICE PROCESSING CENTER AT LEAST SEVEN DAYS PRIOR TO COMMENCEMENT OF WORK ON SITE. EPA WILL POST THE NOI AT <http://cfpub.epa.gov/npdes/stormwater/nol/noisearch.cfm>. AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE STATUS". A COPY OF THE NOI AND SWPPP SHALL BE PROVIDED TO THE TOWN PRIOR TO PRE-CONSTRUCTION MEETING.
6. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
7. TOTAL PROPOSED DISTURBANCE = 4.0 ACRES.

STATE OF NEW HAMPSHIRE  
 CHRISTIAN O. SMITH  
 No. 9960  
 LICENSED PROFESSIONAL ENGINEER



**LEGEND**

- #1 STREET ADDRESS NO.
- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- WETLAND BOUNDARY
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE



REVISIONS:	DATE:

**PARKING & PAVEMENT PLAN**

PLAN FOR:  
 AMENDED SITE PLAN  
 22 INDUSTRIAL DRIVE  
 EXETER, NH

DATE: JULY 2016	SCALE: 1"=40'
PROJ. NO: NH-696	SHEET NO. 2 OF 7

PREPARED FOR:

ECV ENTERPRISES  
22 INDUSTRIAL DRIVE  
EXETER, NH 03833

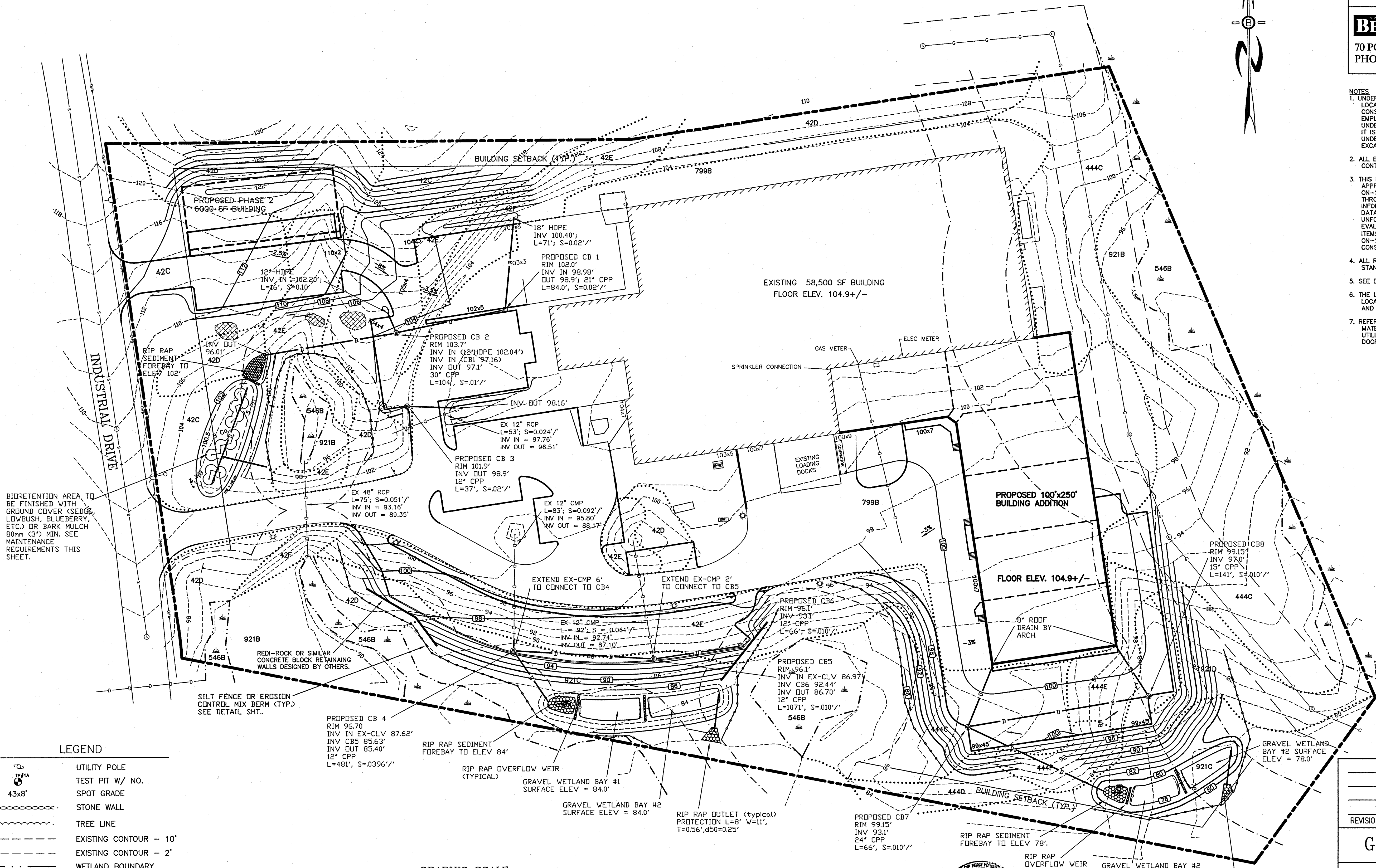
**BEALS ASSOCIATES PLLC**

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885  
PHONE: 603-583-4860, FAX: 603-583-4863



**NOTES**

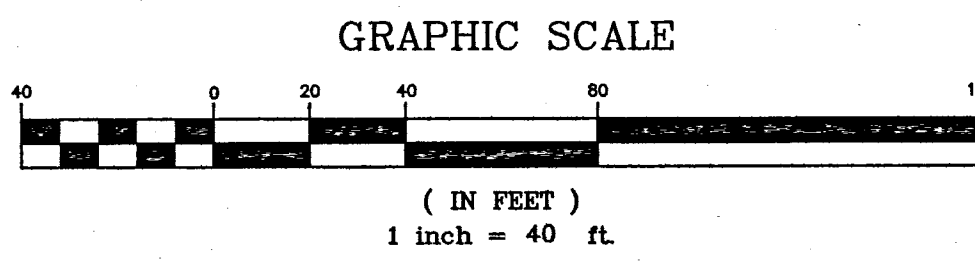
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- THIS PLAN HAS BEEN PREPARED FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- ALL ROAD AND DRAINAGE WORK TO CONFORM TO TOWN OF EXETER STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- SEE DETAIL SHEET FOR STANDARD CONSTRUCTION NOTES AND DETAILS.
- THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
- REFER TO ARCHITECTURAL PLANS AND DETAILS FOR LAYOUT AND MATERIAL DETAILS WITHIN 5 FEET OF BUILDING FOR ALL ROOF DRAINS, UTILITY SERVICE CONNECTIONS, MECHANICAL AND LIGHTING, AND AT ALL DOOR ENTRY POINTS, INCLUDING STAIRWAYS.



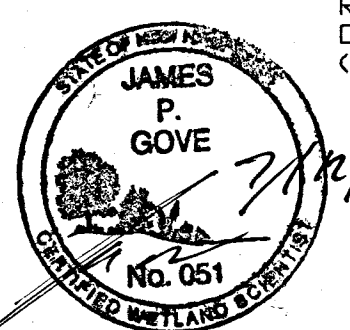
BIDRETENTION AREA TO BE FINISHED WITH GROUND COVER (SEDGE, LOWBUSH, BLUEBERRY, ETC) OR BARK MULCH 80mm (3") MIN. SEE MAINTENANCE REQUIREMENTS THIS SHEET.

**LEGEND**

- UTILITY POLE
- TEST PIT W/ NO.
- SPOT GRADE
- STONE WALL
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- WETLAND BOUNDARY
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE



TOTAL WETLAND IMPACT = 0 SF  
TOTAL WETLAND BUFFER IMPACT = 16,509 SF  
STREAM PROTECTION IMPACT = 24,316 SF



REVISIONS:	DATE:

**GRADING & DRAINAGE PLAN**

PLAN FOR:  
AMENDED SITE PLAN  
22 INDUSTRIAL DRIVE  
EXETER, NH

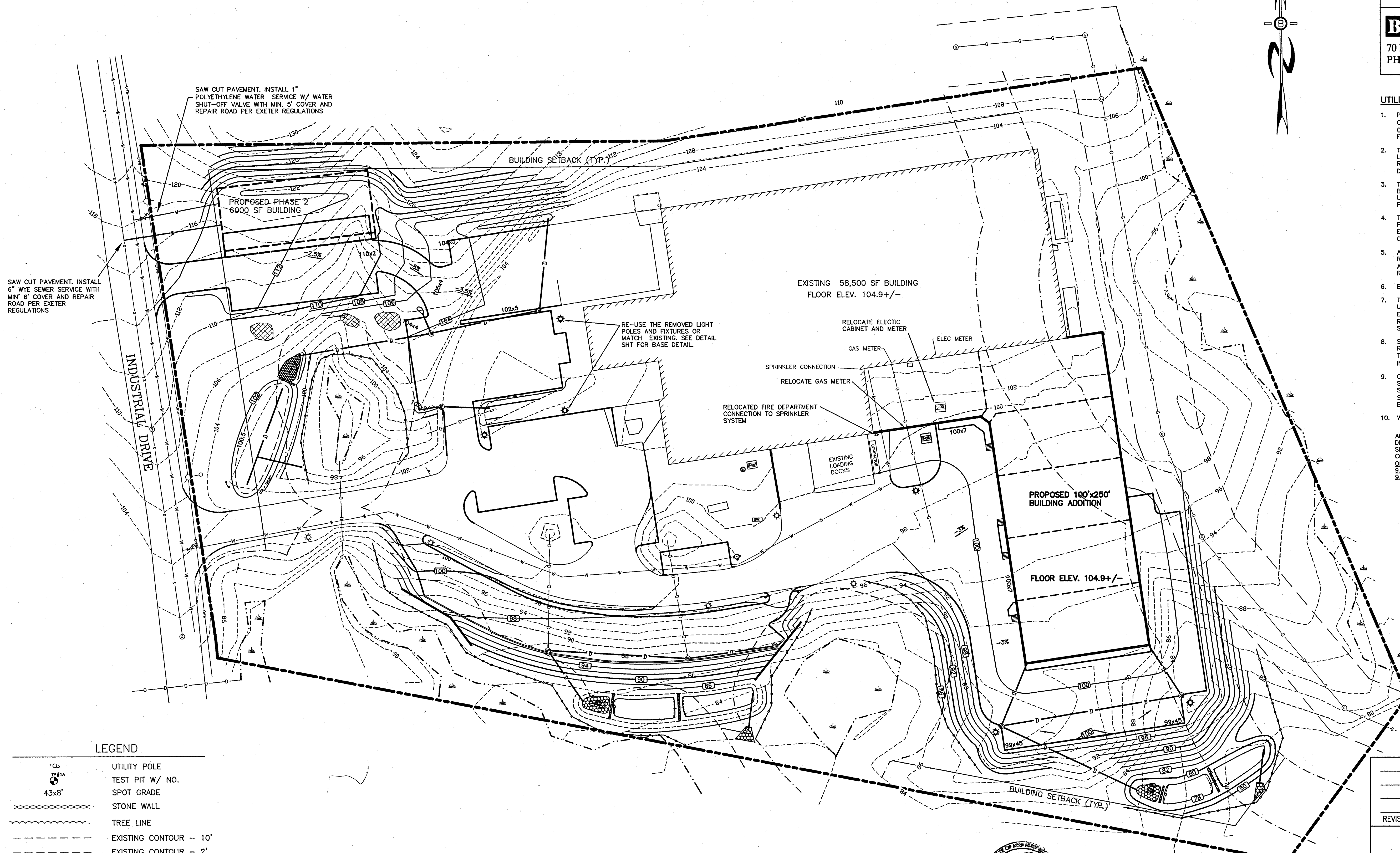
DATE: JULY 2016      SCALE: 1"=40'  
PROJ. NO: NH-696      SHEET NO. 3 OF 7

PREPARED FOR:

ECV ENTERPRISES  
22 INDUSTRIAL DRIVE  
EXETER, NH 03833

**BEALS ASSOCIATES PLLC**

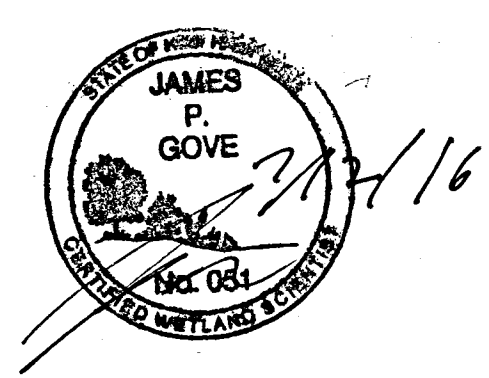
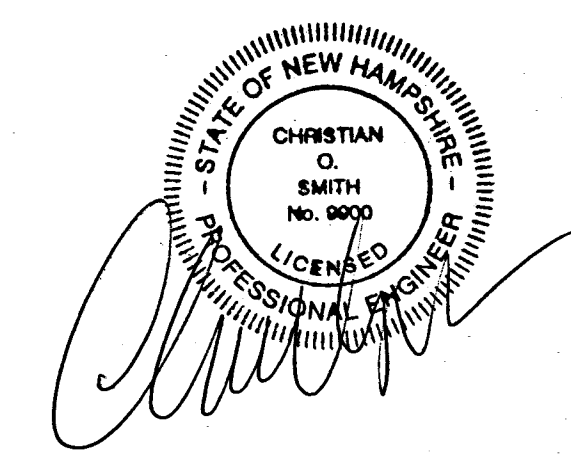
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885  
PHONE: 603-583-4860, FAX: 603-583-4863



**UTILITY NOTES**

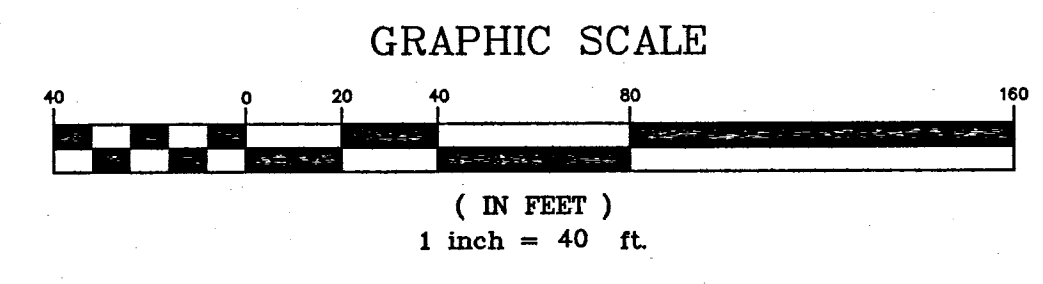
1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
2. THE CONTRACTOR SHALL PROVIDE NOTICE TO ALL COMPANIES AND LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
3. THE SPECIFICATIONS FOR PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY CO. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR PROPER UTILITY CROSSING REQUIREMENTS.
4. THE CONTRACTOR NEEDS TO HAVE A COMPLETED SWPPP. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
5. ALL CONSTRUCTION SHALL CONFORM TO EXETER STANDARDS AND REGULATIONS, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR (OSHA) RULES AND REGULATIONS.
6. BUILDINGS ARE TO BE SERVICED BY UNDERGROUND UTILITIES.
7. THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS (IF REQUIRED) IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.
8. SEWER AND WATER INFRASTRUCTURE ON PRIVATE PROPERTY SHALL REMAIN PRIVATE, HOWEVER, THE TOWN RESERVES THE RIGHT TO ENTER THE PROPERTY IN ORDER TO INSPECT, REPAIR AND/OR TERMINATE INDIVIDUAL SEWER OR WATER SERVICES (AT OWNER'S EXPENSE).
9. CONTRACTOR SHALL MINIMIZE DISRUPTIONS TO EXISTING WATER SERVICES AND ALL REQUIREMENTS OF EXETER WATER DEPARTMENT SHALL BE FOLLOWED REGARDING NOTIFICATION OF INTERRUPTION OF SERVICE (TYPICALLY 24-48 HOURS). TEE INSTALLATION MAY NEED TO BE CONDUCTED AT NIGHT AS DIRECTED BY EXETER WATER DEPT.
10. WATER VALVES ARE TO BE OPERATED ONLY BY MUNICIPAL STAFF.

ALL WATER, SEWER ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION & SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE. SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.



**LEGEND**

- UTILITY POLE
- TEST PIT W/ NO.
- SPOT GRADE
- STONE WALL
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- WETLAND BOUNDARY
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE



REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

**UTILITY PLAN**

PLAN FOR:  
AMENDED SITE PLAN  
22 INDUSTRIAL DRIVE  
EXETER, NH

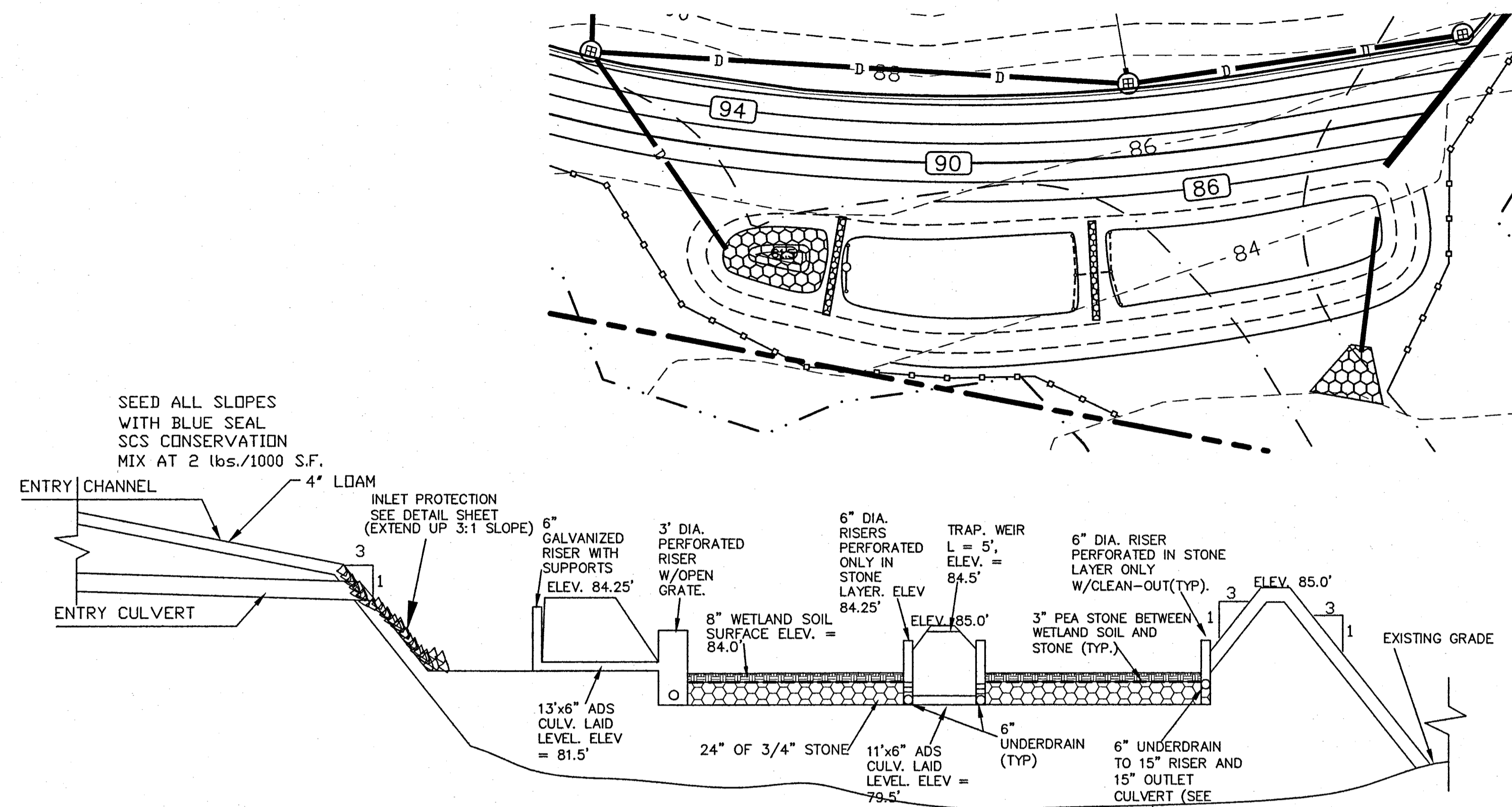
DATE: JULY 2016      SCALE: 1"=40'  
PROJ. NO: NH-696      SHEET NO. 4 OF 7

PREPARED FOR:

FRENCH & NOTTINGHAM LLC  
PO BOX 334  
STRATHAM, NH 03885

**BEALS ASSOCIATES PLLC**

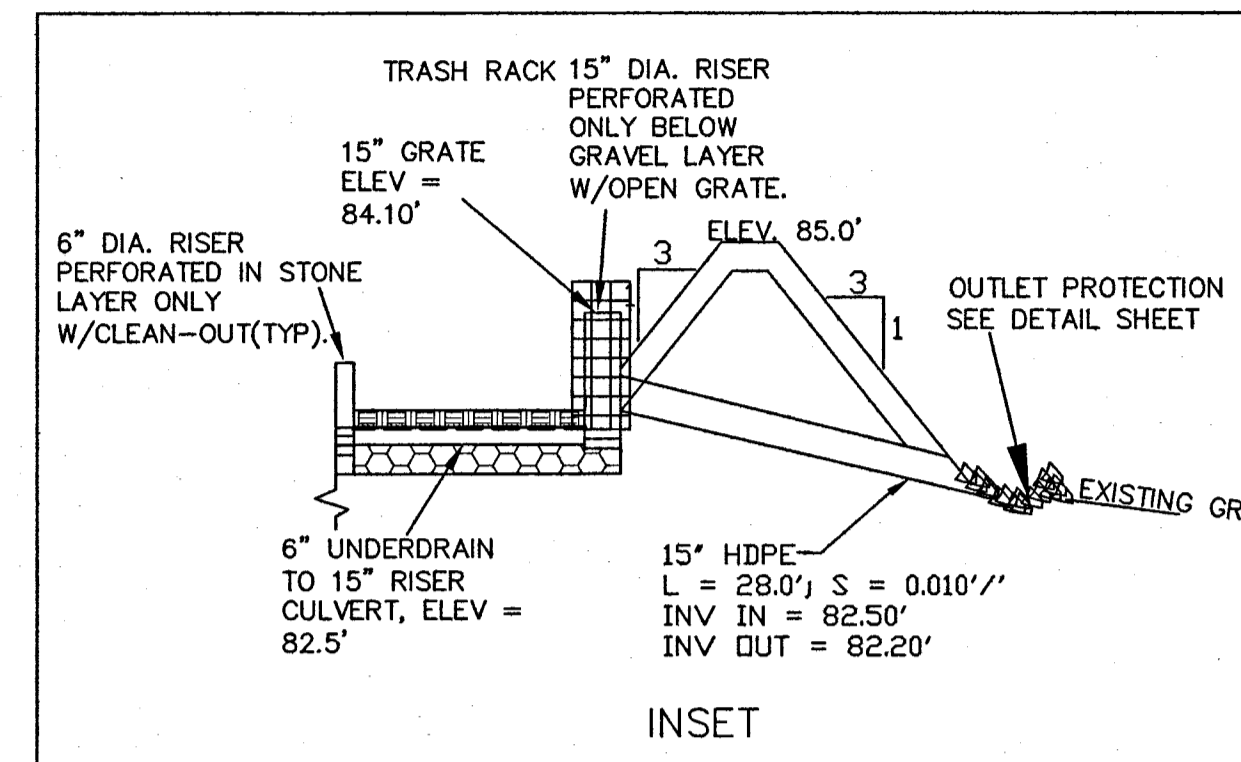
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885  
PHONE: 603-583-4860, FAX: 603-583-4863



SECTION OF GRAVEL WETLAND #1

NOT TO SCALE SCALE: 1"=20'

NOTE: BAYS TO BE SEEDED WITH N.E. CONSERVATION MIX AND PLANTED 2' ON CENTER WITH SWEET PEPPER BUSH, SWAMP AZALIA, HIGH BUSH BLUEBERRY DR SIMILAR.



STONE BERM LEVEL SPREADER

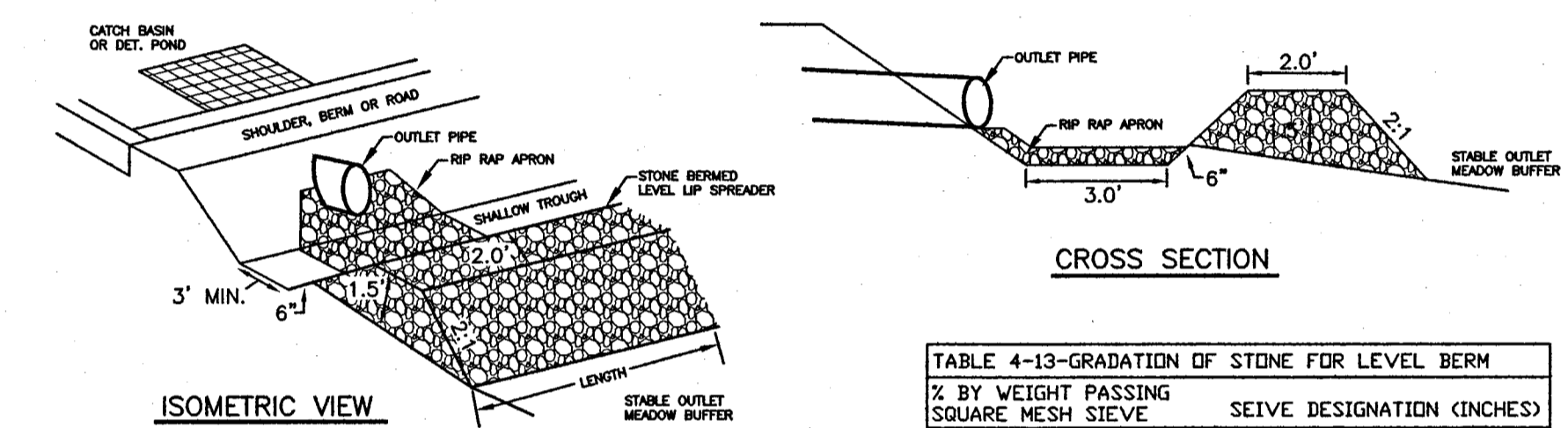
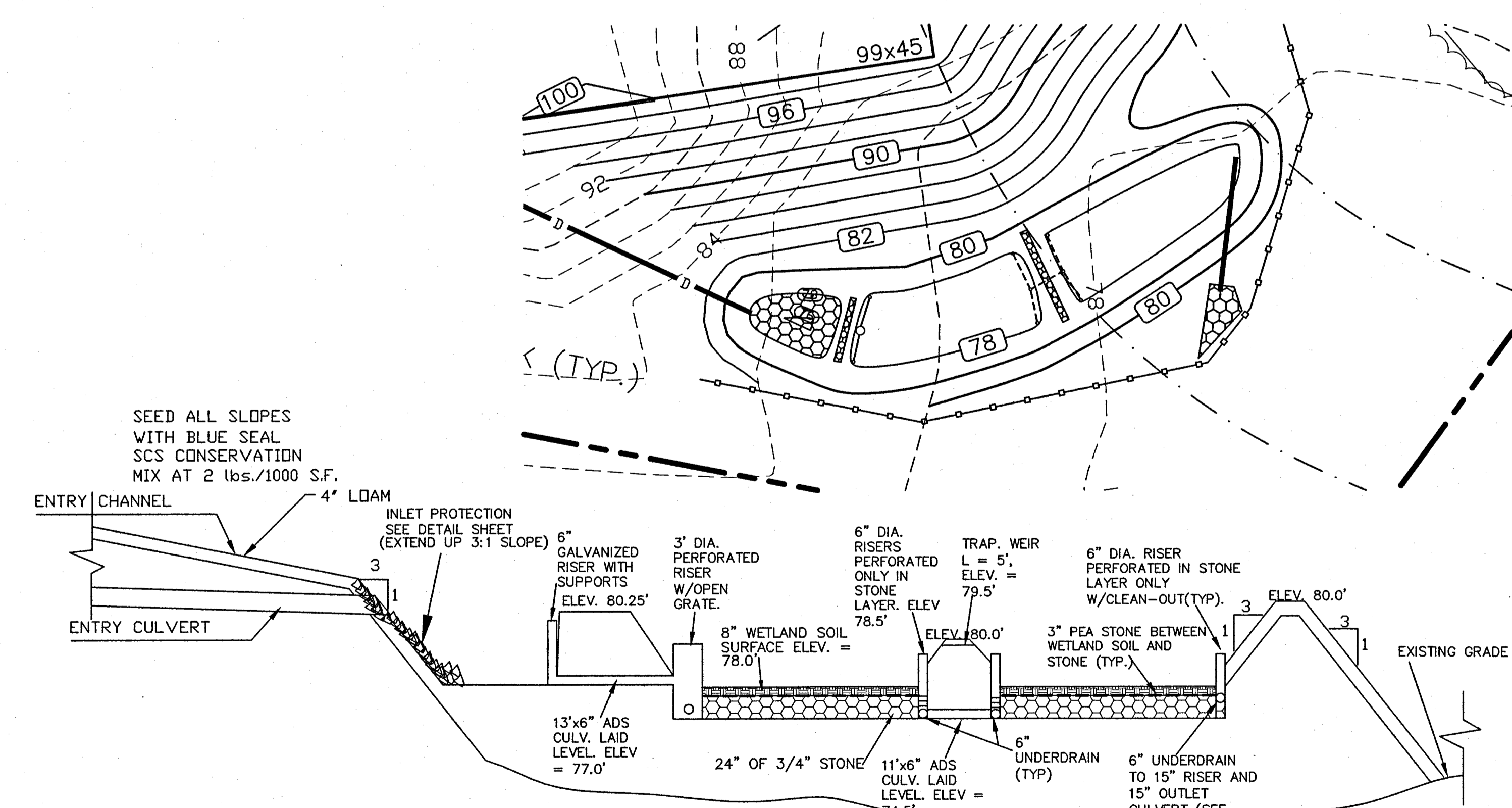


TABLE 4-13-GRADATION OF STONE FOR LEVEL BERM	
% BY WEIGHT PASSING SQUARE MESH SIEVE	SEIVE DESIGNATION (INCHES)
100%	12
84%-100%	6
65%-83%	3
42%-55%	1
8%-12%	No. 4

LEVEL SPREADER

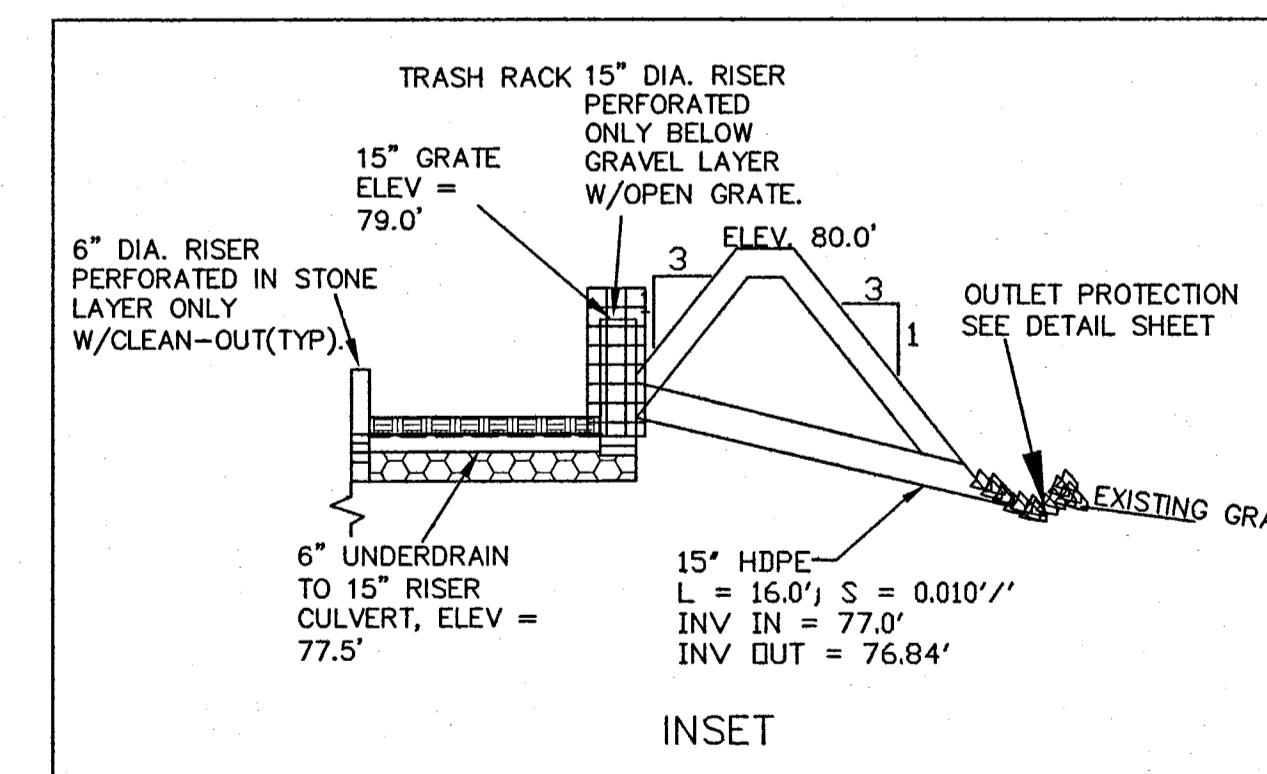
1. CONSTRUCT THE LEVEL SPREADER LIP ON A 0% GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
2. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
3. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING EXCELSIOR ENFORCER MATTING BENEATH THE STONE. EACH STRIP SHALL OVERLAP BY AT LEAST SIX INCHES.
4. THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RE-CONCENTRATE IMMEDIATELY BELOW THE SPREADER.
5. MAINTENANCE: THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND THE DESIGN CONDITIONS HAVE NOT CHANGED. ANY DETRIMENTAL SEDIMENT ACCUMULATION SHOULD BE REMOVED. IF STONE REMOVAL HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED.



SECTION OF GRAVEL WETLAND #2

NOT TO SCALE

NOTE: BAYS TO BE SEEDED WITH N.E. CONSERVATION MIX AND PLANTED 2' ON CENTER WITH SWEET PEPPER BUSH, SWAMP AZALIA, HIGH BUSH BLUEBERRY DR SIMILAR.



CONSTRUCTION SEQUENCING:

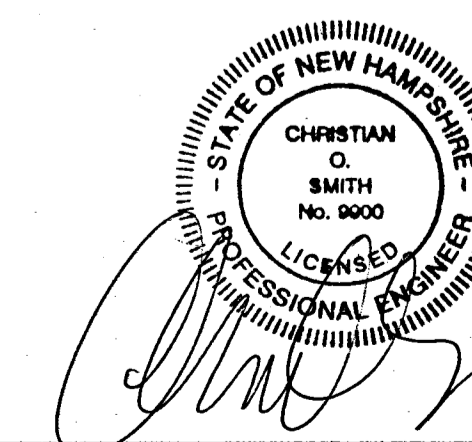
1. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
2. INSTALL SILT FENCE ALONG THE PERIMETER OF THE SITE TO PREVENT SEDIMENT FROM LEAVING THE SITE DURING THE CONSTRUCTION PROCESS.
3. ALL DOWNGRADIENT PERIMETER SEDIMENT-CONTROL BMPs MUST BE IN PLACE BEFORE ANY UP GRADIENT LAND-DISTURBING ACTIVITY BEGINS.
4. REMOVE TOPSOIL FROM THE SITE AND PLACE IN TEMPORARY STOCKPILE LOCATION. TEMPORARY SEED THE STOCKPILE.
5. INSTALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, ELECTRIC AND PHONES) TAKING THE LOCATION AND FUNCTION OF STORM WATER BMPs INTO CONSIDERATION.
6. SEED AND MULCH DISTURBED AREAS ON SITE.
7. CONSTRUCT THE PAVED AREA TAKING THE LOCATION AND FUNCTION OF STORM WATER BMPs INTO CONSIDERATION.
8. PERFORM ALL OTHER SITE IMPROVEMENTS TAKING THE LOCATION AND FUNCTION OF THE STORM WATER BMPs INTO CONSIDERATION.
9. FINAL GRADE THE SITE.
10. STABILIZE THE SITE BY IMPLEMENTING THE NATIVE SEEDING.
11. INSTALL THE EROSION CONTROL BLANKET AS NEEDED.
12. REMOVE THE SILT FENCE AFTER THE SITE IS STABILIZED PER PROJECT ENGINEER APPROVAL.

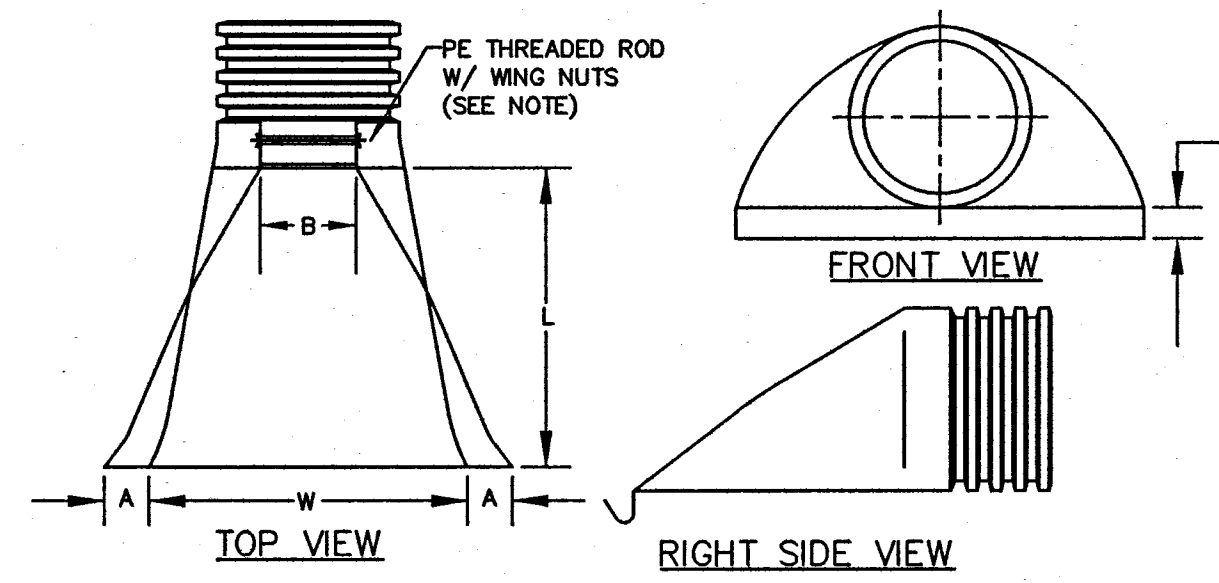
REVISIONS:	DATE:

DRAINAGE AREA PLAN

PLAN FOR:  
AMENDED SITE PLAN  
22 INDUSTRIAL DRIVE  
EXETER, NH

DATE: JULY 2016	SCALE: 1"=40'
PROJ. NO: NH-696	SHEET NO. 5 OF 7





**STONE BERM LEVEL SPREADER**

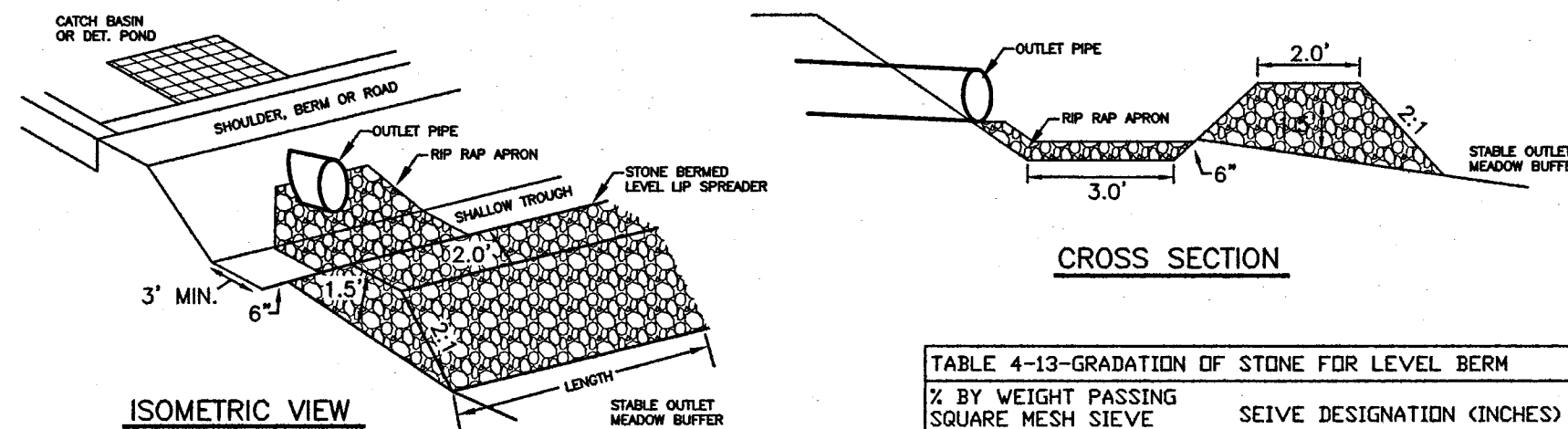
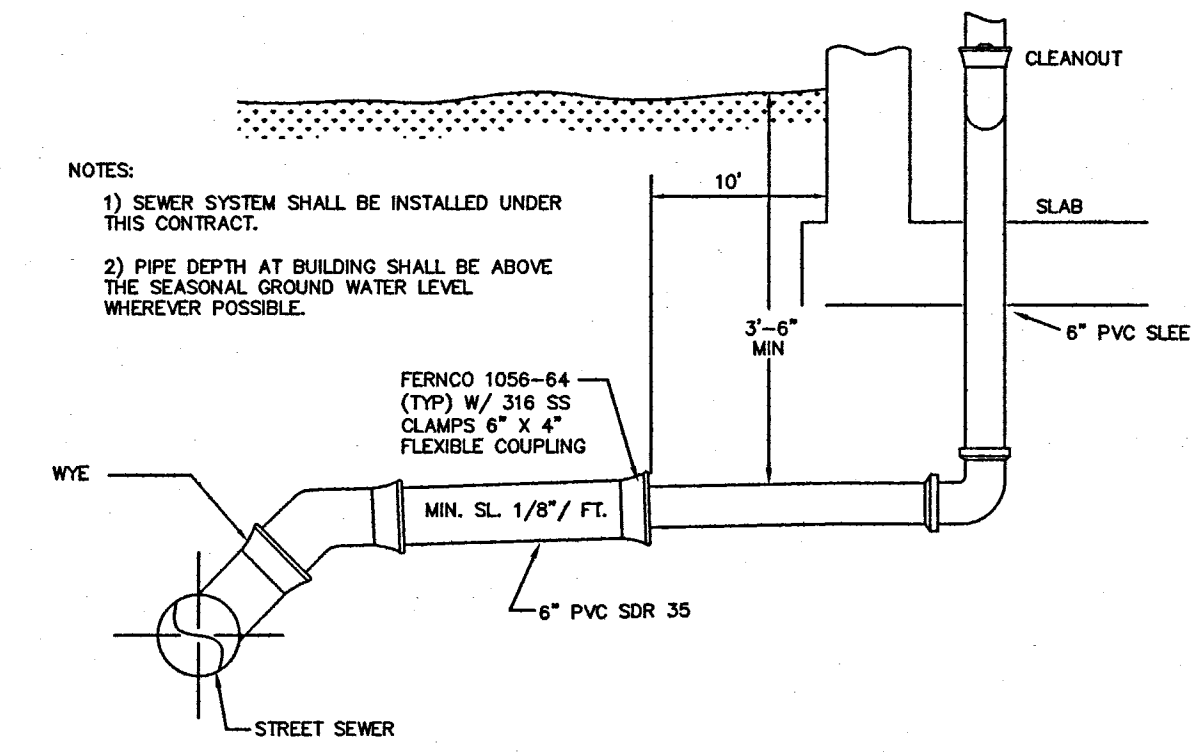


TABLE 4-13-GRADATION OF STONE FOR LEVEL BERM

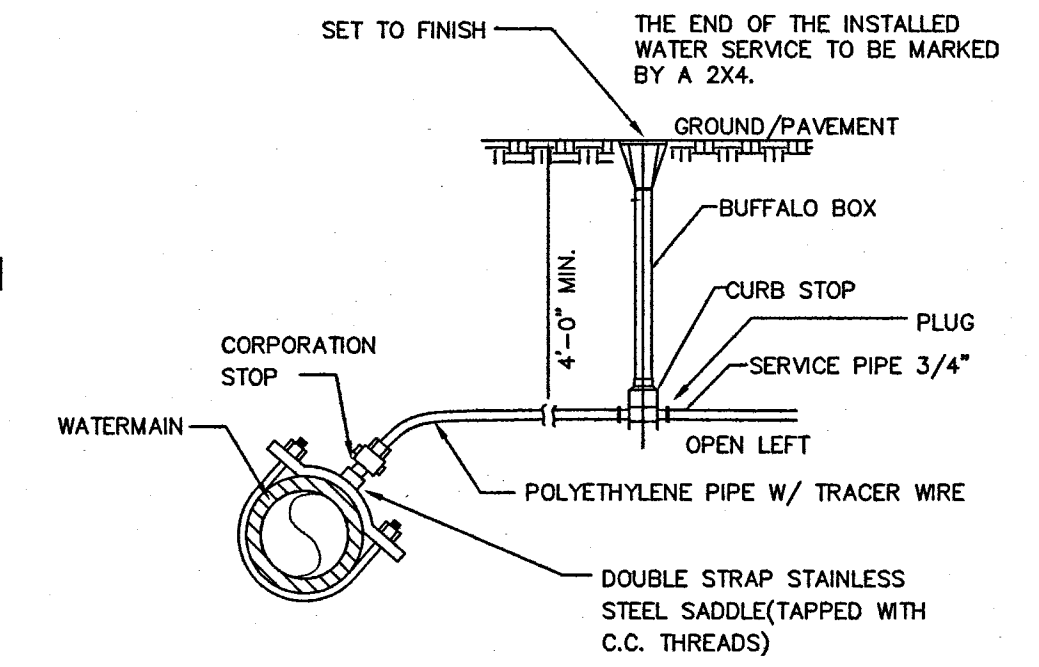
% BY WEIGHT PASSING SQUARE MESH SIEVE	SIEVE DESIGNATION (INCHES)
100%	12
84%-100%	6
68%-83%	3
42%-55%	1
8%-12%	No. 4

**LEVEL SPREADER**

- CONSTRUCT THE LEVEL SPREADER LIP ON A 0% GRADE TO INSURE UNIFORM SPREADING OF RUNOFF.
- LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL AND NOT ON FILL.
- THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING EXCISOR ENFORCER MATTING BENEATH THE STONE. EACH STRIP SHALL OVERLAP BY AT LEAST SIX INCHES.
- THE FLOW FROM THE LEVEL SPREADER SHALL OUTLET ONTO STABILIZED AREAS. WATER SHOULD NOT RE-CONCENTRATE IMMEDIATELY BELOW THE SPREADER.
- MAINTENANCE: THE LEVEL SPREADER SHOULD BE CHECKED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE IF THE LIP HAS BEEN DAMAGED AND THE DESIGN CONDITIONS HAVE NOT CHANGED. ANY DETRIMENTAL SEDIMENT ACCUMULATION SHOULD BE REMOVED. IF STONE REMOVAL HAS TAKEN PLACE ON THE LIP, THEN THE DAMAGE SHOULD BE REPAIRED.



**TYPICAL SEWER SERVICE CONNECTION**

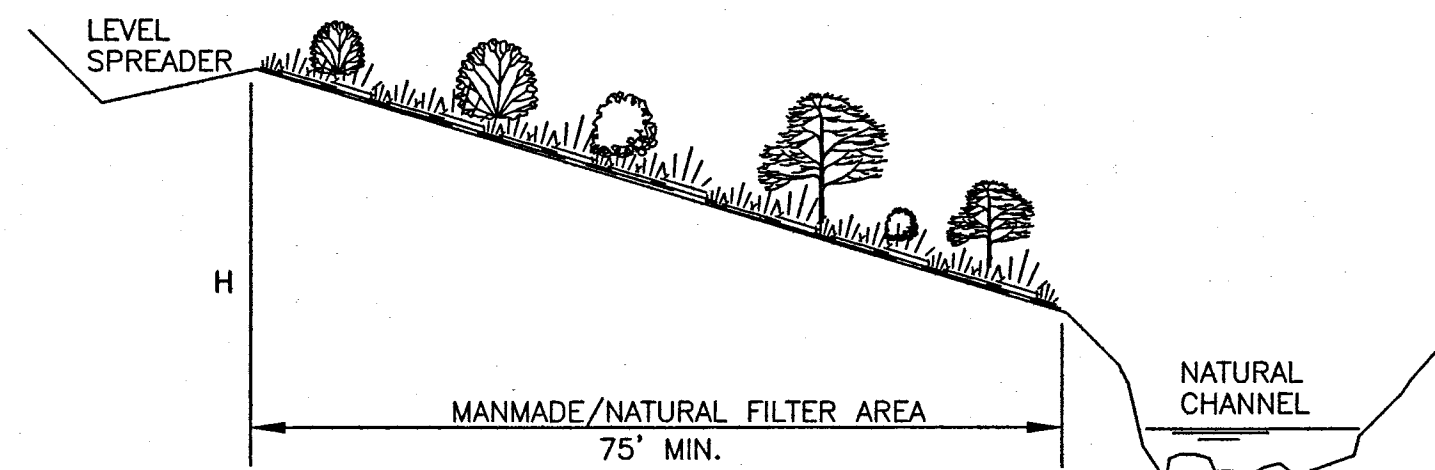


**TYPICAL WATER SERVICE CONNECTION**

PART No.	PIPE SIZE	A	B(MAX)	H	L	W
1510-NP	15"	6.5"	10"	6.5"	25"	29"
	375 mm	165 mm	254 mm	165 mm	635 mm	735 mm
1810-NP	18"	7.5"	15"	6.5"	32"	35"
	450 mm	190 mm	380 mm	165 mm	812 mm	890 mm
2410-NP	24"	7.5"	18"	6.5"	36"	45"
	600 mm	190 mm	450 mm	165 mm	900 mm	1140 mm
3010-NP	30"	10.5"	N/A	7.0"	53"	68"
	750 mm	266 mm	N/A	178 mm	1345 mm	1725 mm
3610-NP	36"	10.5"	N/A	7.0"	53"	68"
	900 mm	266 mm	N/A	178 mm	1345 mm	1725 mm

NOTE: PE THREADED ROD W/ WING NUTS PROVIDED FOR END SECTIONS 15"-24". 30" & 36" END SECTIONS TO BE WELDED PER MANUFACTURER'S RECOMMENDATIONS.

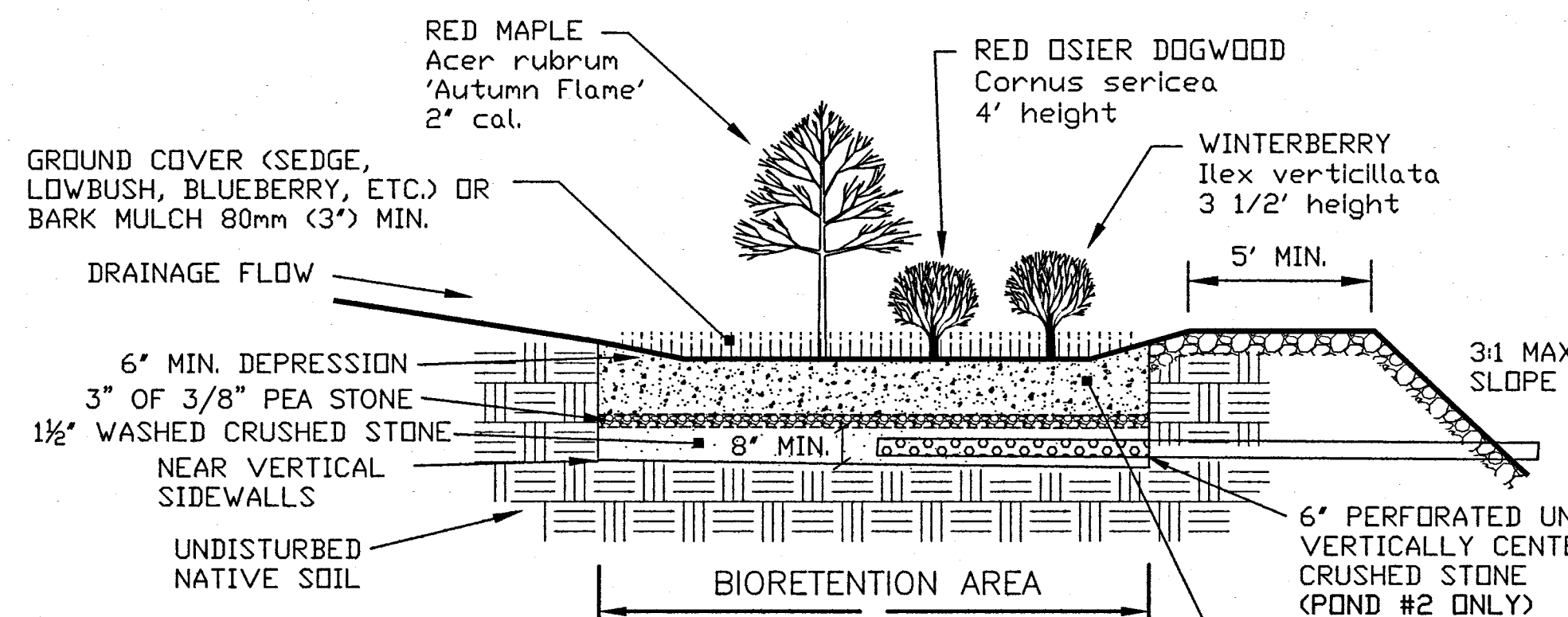
**ADS N-12 FLARED END SECTIONS**  
NOT TO SCALE (ALL DIMENSIONS ARE NOMINAL)



**MAINTENANCE**

- FILTER STRIPS SHOULD BE MAINTAINED AS NATURAL AREAS ONCE THE VEGETATION IS ESTABLISHED. THE FILTER STRIP SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ON SITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO COMPLETE THE ESTABLISHMENT OF THE STRIP SINCE MOST SPECIES TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
- THE FILTER STRIP SHOULD BE INSPECTED PERIODICALLY AND AFTER EVERY MAJOR RAINSTORM TO DETERMINE IF THE ENTRANCE CONDITIONS ARE STILL UNIFORM AND LEVEL AND TO SEE IF RILLS HAVE FORMED. ANY PROBLEM AREAS SHOULD BE REPAIRED PROMPTLY TO PREVENT FURTHER DETERIORATION.

**DEVELOPED AREA BUFFER DETAIL**

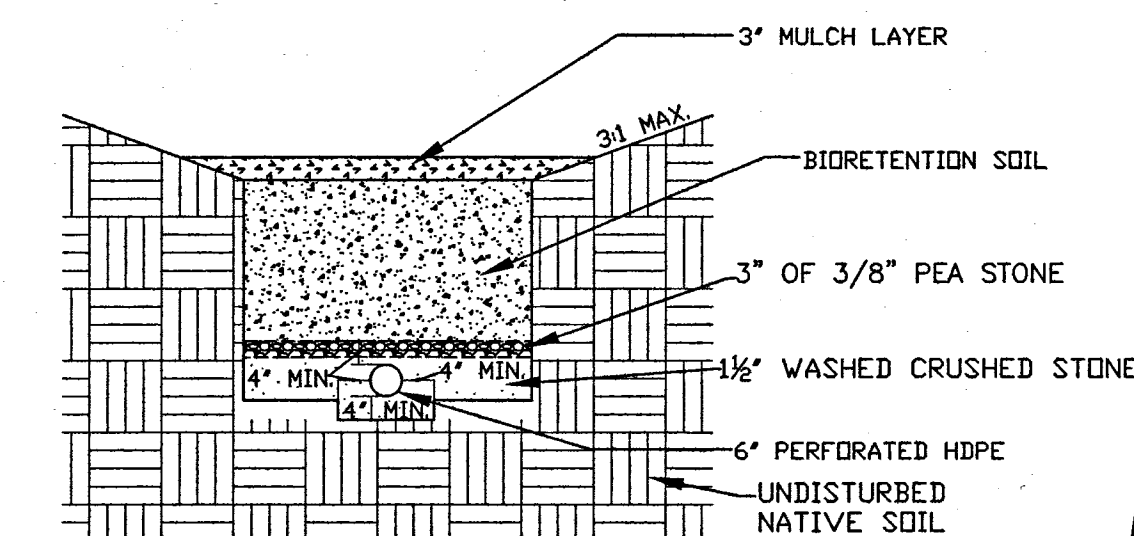


NOTE: POND FINISH SURFACE ELEVATION = 101.0'

NOTE: SCARIFY SIDES AND BOTTOM OF BIORETENTION AREA TO FACILITATE NATURAL INFILTRATION RATES.

**BIORETENTION AREA DETAIL**  
NOT TO SCALE

24" GENTLY COMPACTED PLANTING SOIL MIXTURE 20% COMPOST, 30% TOPSOIL, 50% SANDY SOIL (SAND PORTION SHALL BE ASTM C33 FINE AGREGATE)

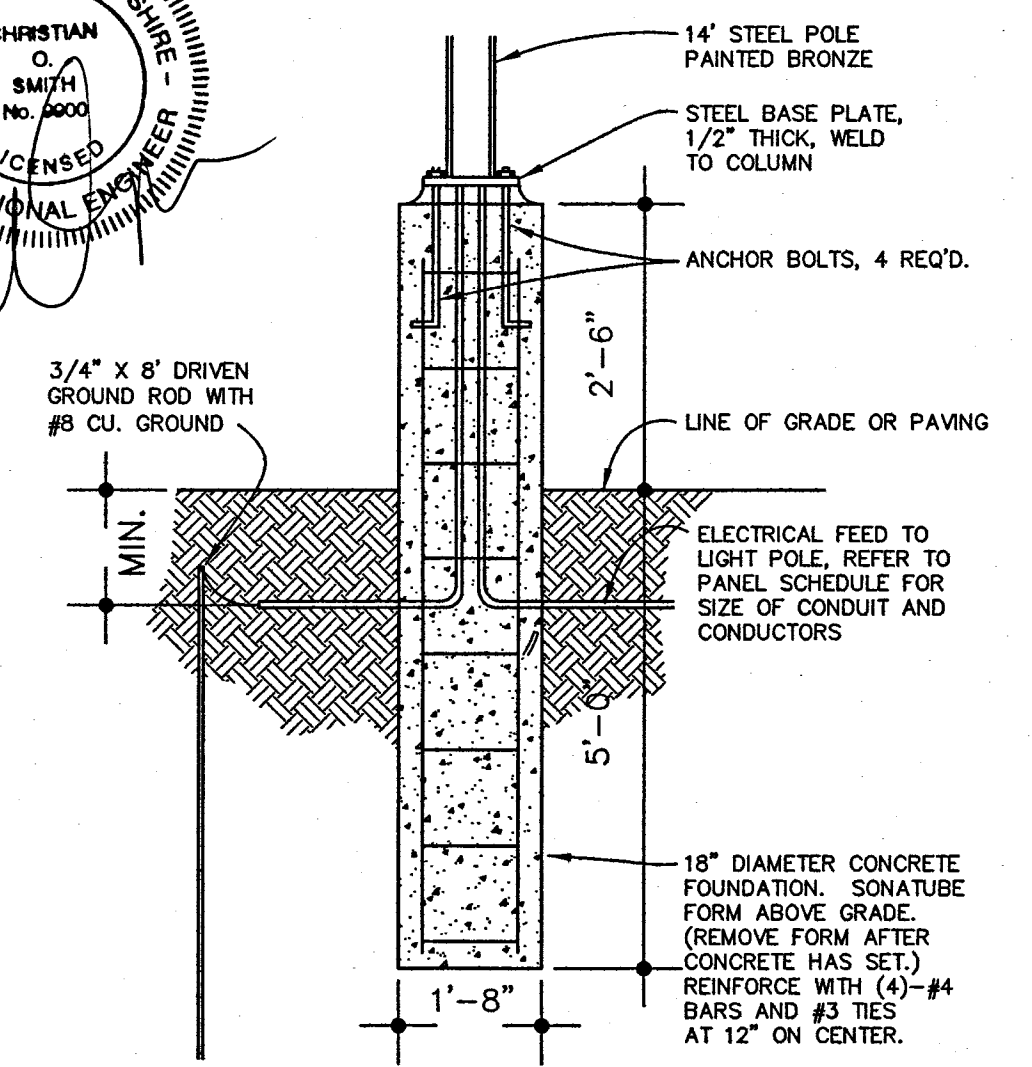
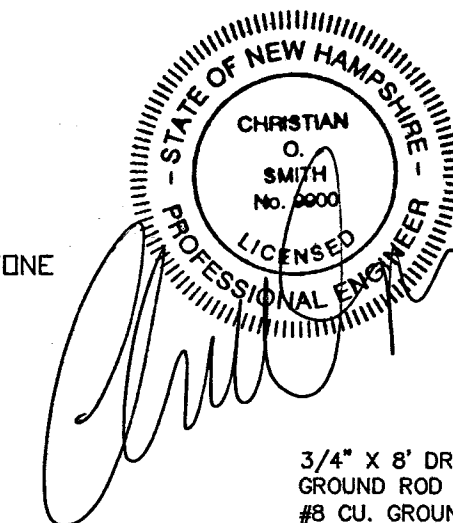


NOTE: UD PIPE TO BE ENVELOPED IN A MIN. OF 4" WASHED STONE AS SHOWN.

**BIORETENTION SECTION**  
NOT TO SCALE

**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
SHRUBS					
RD	5	<i>Cornus sericea</i>	RED OSIER DOGWOOD	4' height	container
WB	3	<i>Ilex verticillata</i>	WINTERBERRY	3 1/2' height	container
Ca	5	<i>Clethra alnifolia</i> "Anne Bidwell"	Anne Bidwell Sweet Pepperbush	2' - 3'	container



**POLE FOUNDATION**

**LIGHT POLE FOUNDATION DETAIL**

SCALE: NONE

**LIGHTING NOTES:**

SITE ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION OF EASEMENTS, UNDERGROUND UTILITIES AND DRAINAGE BEFORE DRILLING POLE BASES.

LIGHTING CONDUIT SHALL BE SCHEDULE 40 PVC, AND SHALL BE INSTALLED IN CONFORMANCE WITH THE NATIONAL ELECTRICAL CODE. CONTRACTOR SHALL PROVIDE EXCAVATION AND BACKFILL.

ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF, UNLESS OTHERWISE NOTED.

REVISIONS:	DATE:

**CONSTRUCTION DETAILS**

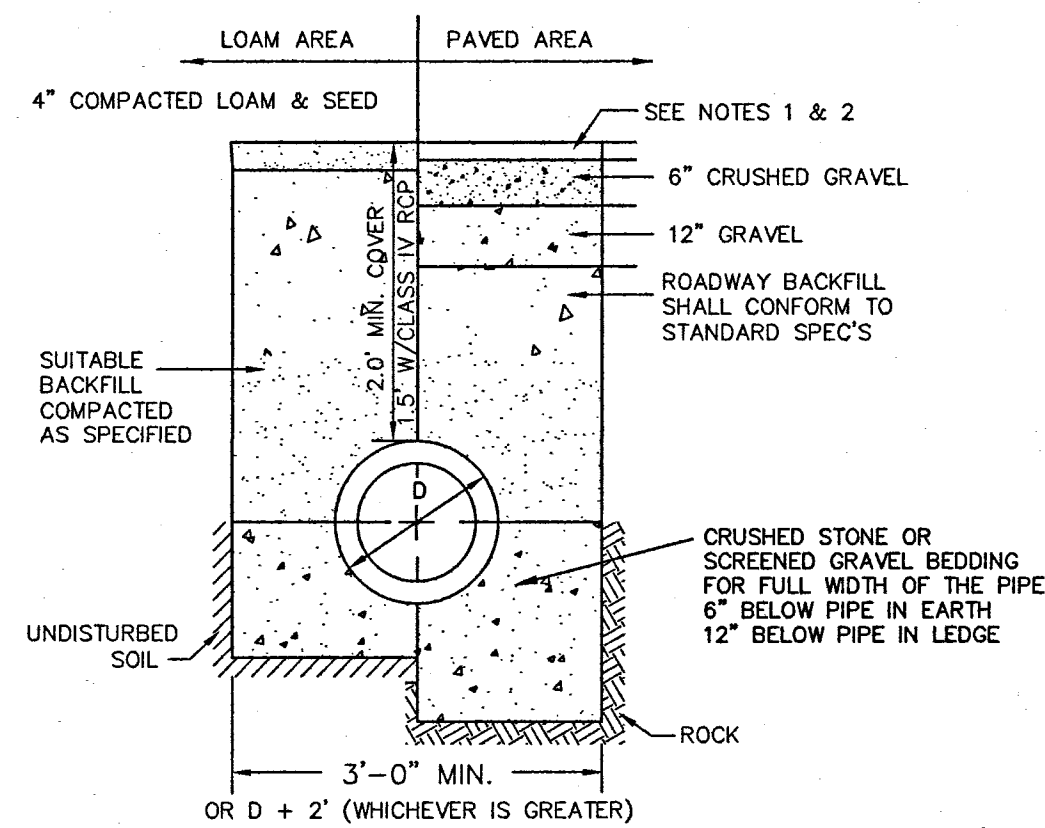
PLAN FOR:  
AMENDED SITE PLAN  
22 INDUSTRIAL DRIVE  
EXETER, NH

DATE: JULY 2016

SCALE: 1"=40'

PROJ. NO: NH-696

SHEET NO. 6 OF 7

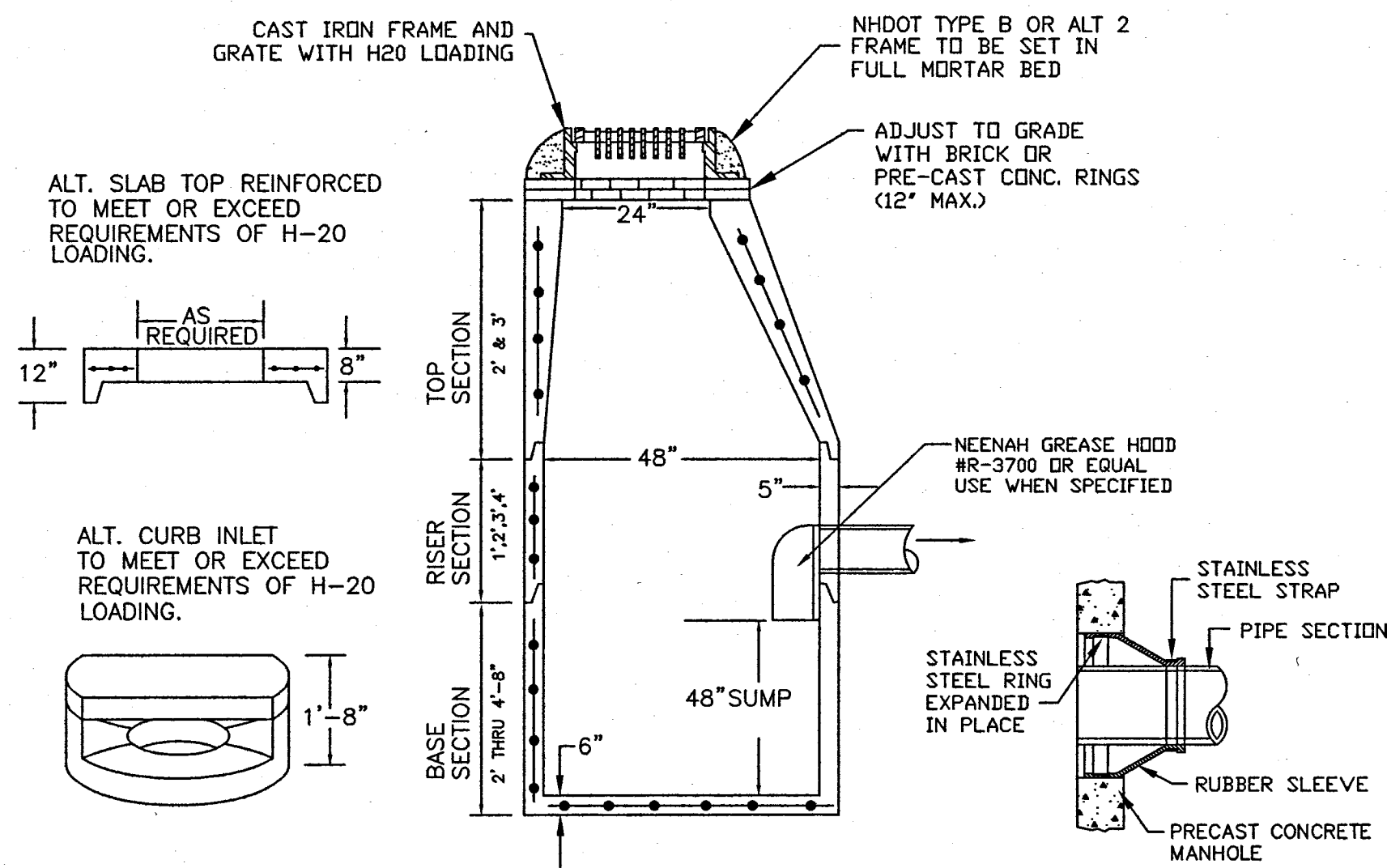


**NOTES:**

- PAVEMENT REPAIR IN EXISTING ROADWAYS SHALL CONFORM TO STREET OPENING REGULATIONS.
- NEW ROADWAY CONSTRUCTION SHALL CONFORM TO SUBDIVISION SPECIFICATIONS.

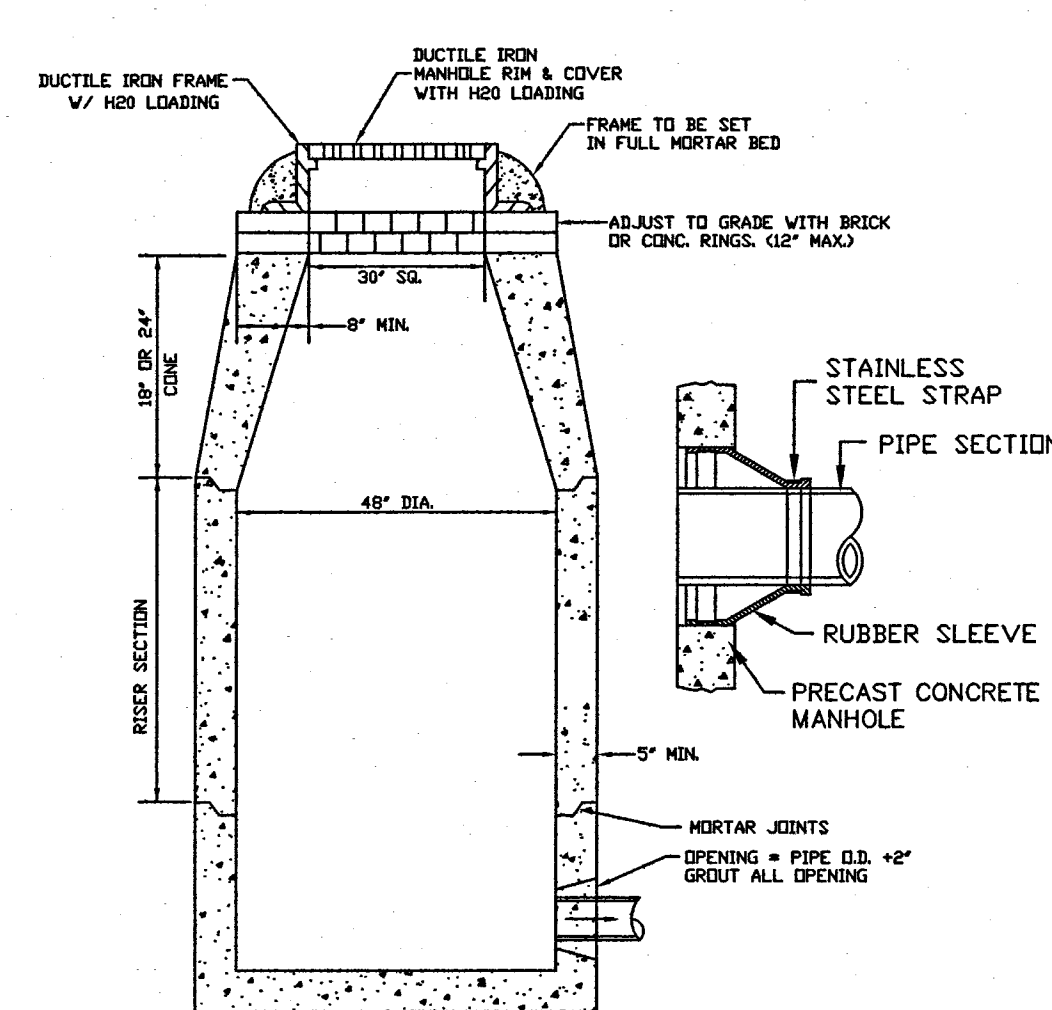
**TYPICAL DRAINAGE TRENCH**

NOT TO SCALE



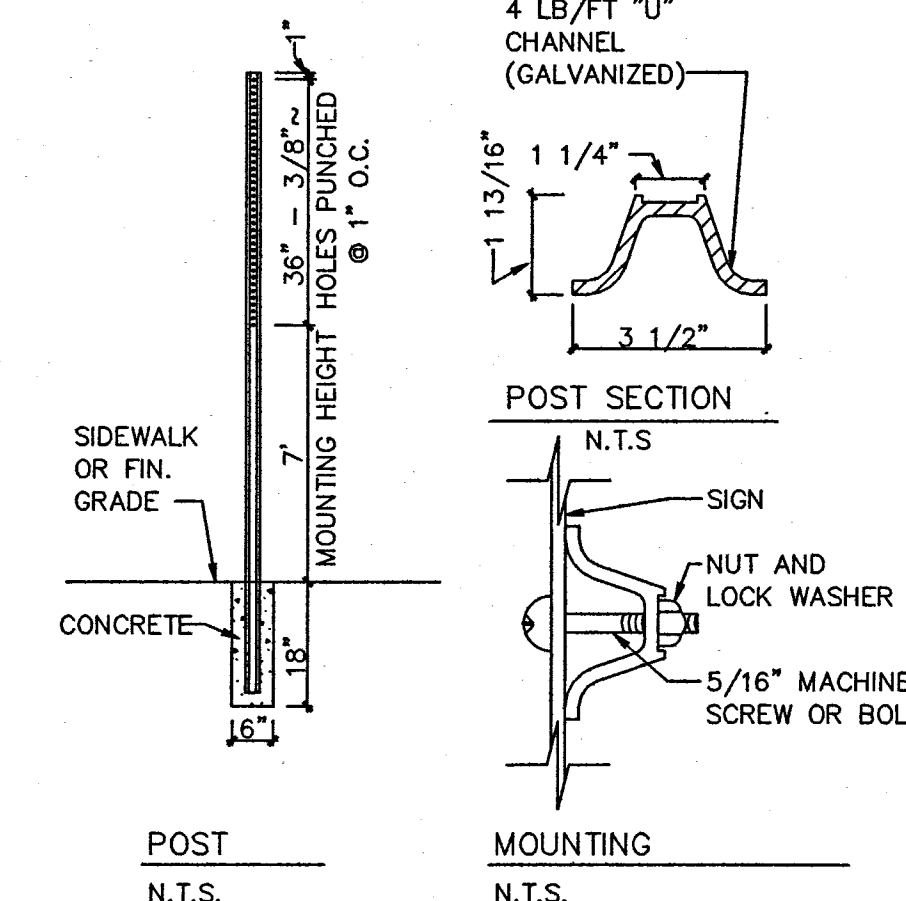
**PRECAST CATCH BASIN**

NOT TO SCALE

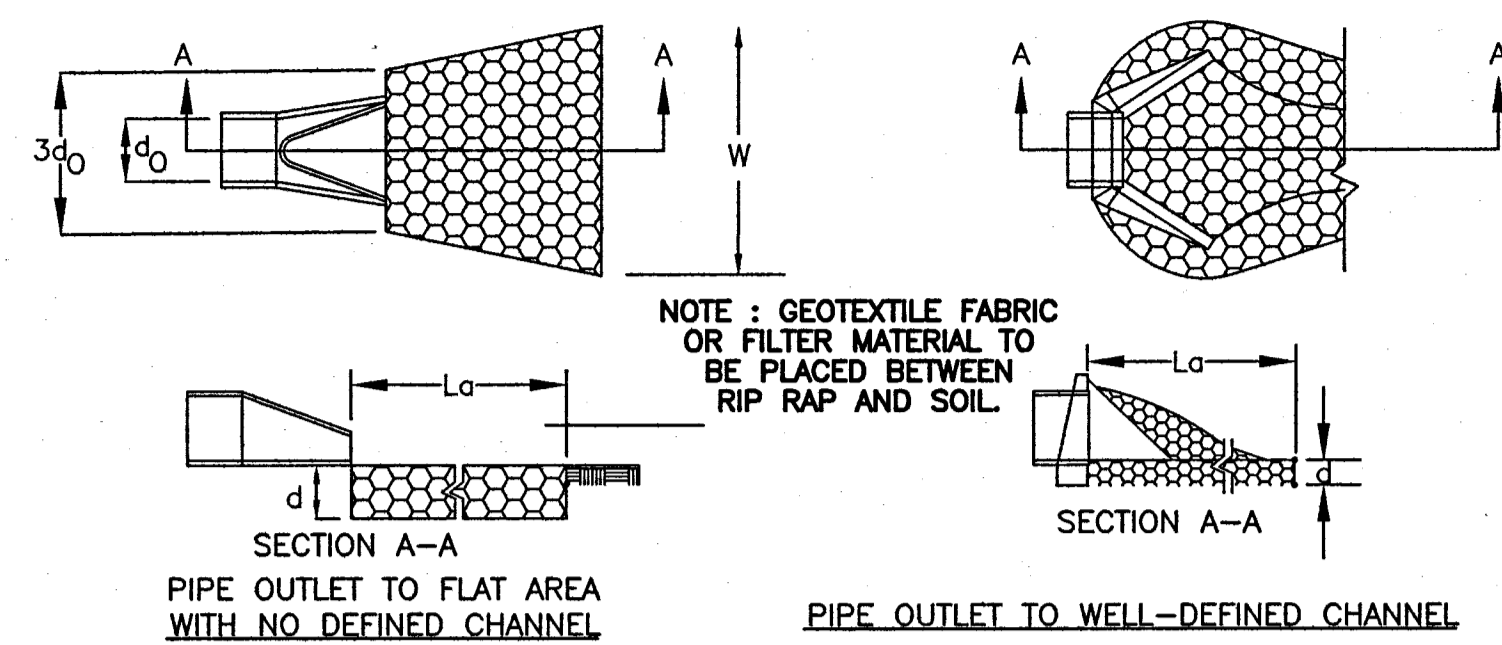


**PRECAST DRAIN MANHOLE**

NOT TO SCALE



**STREET SIGN DETAIL**



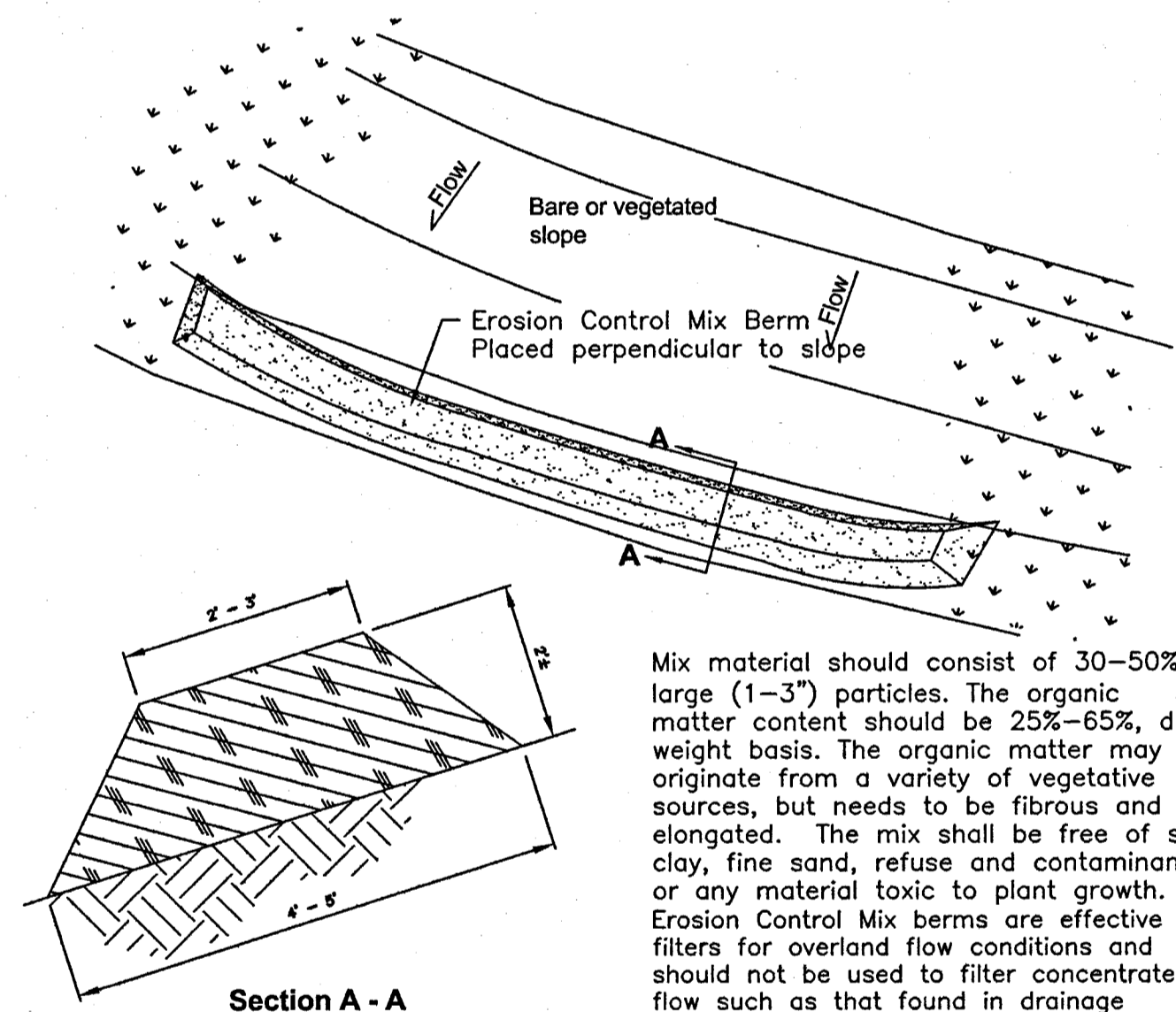
**CONSTRUCTION SPECIFICATIONS**

1. THE SUB GRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIP RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OF RIP RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.
5. STONE FOR RIPRAP SHALL BE ANGULAR OR SUBANGULAR. THE STONES SHOULD BE SHAPED SO THAT THE LEAST DIMENSION OF THE STONE FRAGMENT SHALL BE NOT LESS THAN ONE-THIRD OF THE GREATEST DIMENSION OF THE FRAGMENT.
6. FLAT ROCKS SHALL NOT BE USED FOR RIP RAP. VOIDS IN THE ROCK RIPRAP SHOULD BE FILLED WITH SPALLS AND SMALLER ROCKS.

**MAINTENANCE**

1. THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIP RAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO OUTLET PROTECTION.

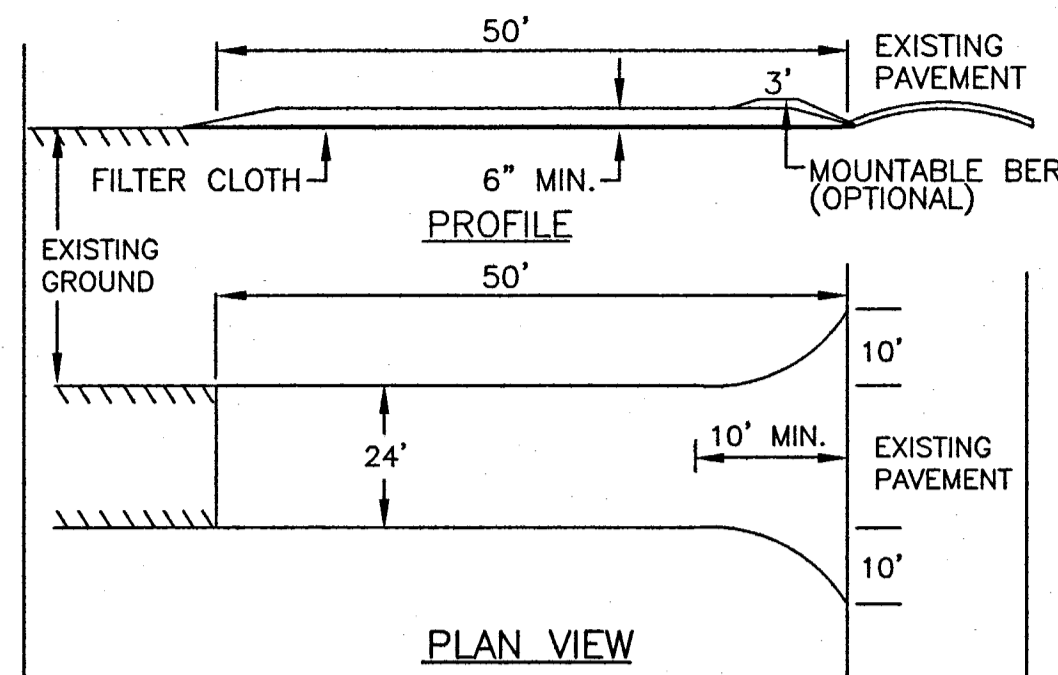
**PIPE OUTLET PROTECTION**



**Erosion Control Mix Berm**

**CONSTRUCTION SEQUENCE**

1. CUT AND REMOVE TREES IN CONSTRUCTION AREAS AS REQUIRED OR DIRECTED.
2. CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS REQUIRED. EROSION, SEDIMENT AND DETENTION CONTROL FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO ANY EARTH MOVING OPERATION AND PRIOR TO DIRECTING RUNOFF TO THEM.
3. CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. STUMPS AND DEBRIS ARE TO BE REMOVED FROM SITE AND DISPOSED OF PER STATE AND LOCAL REGULATIONS.
4. EXCAVATE AND STOCKPILE TOPSOIL /LOAM. ALL AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
5. CONSTRUCT TEMPORARY CULVERTS AS REQUIRED OR DIRECTED.
6. CONSTRUCT THE ROADWAY/DRIVEWAYS AND ITS ASSOCIATED DRAINAGE STRUCTURES. ALL ROADWAYS, PARKING AREAS, AND CUT/FILL SLOPES SHALL BE STABILIZED AND/OR LOAMED AND SEEDED WITHIN 72-HOURS OF ACHIEVING FINISH GRADE AS APPLICABLE.
7. INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
8. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED.
9. DAILY OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE CHECK DAMS, DITCHES, SEDIMENT TRAPS, ETC. TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ABUTTING WATERS OR PROPERTY.
10. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION
11. COMPLETE PERMANENT SEEDING AND LANDSCAPING
12. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND REVEGETATE ALL DISTURBED AREAS.
13. ALL SWALES AND DRAINAGE STRUCTURES WILL BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
14. FINISH PAVING ALL ROADWAYS/DRIVEWAYS.
15. LOT DISTURBANCE OTHER THAN THAT SHOWN ON THE APPROVED PLANS SHALL NOT COMMENCE UNTIL THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.



1. STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 1 TO 2 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
3. THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
4. THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
5. GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
6. ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
7. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

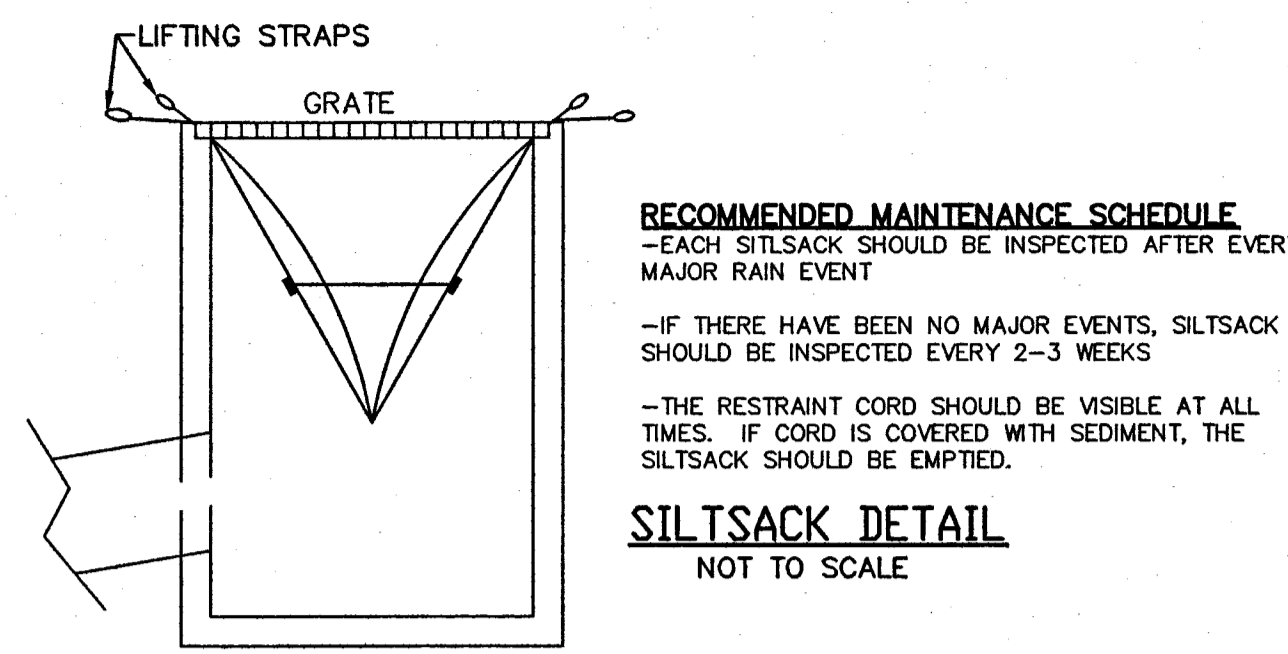
**STABILIZED CONSTRUCTION ENTRANCE**

**WINTER MAINTENANCE**

1. ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH, SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSION'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.
2. ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.
3. PRIOR TO NOV. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.
4. AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEEDED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

**SEEDING SPECIFICATIONS**

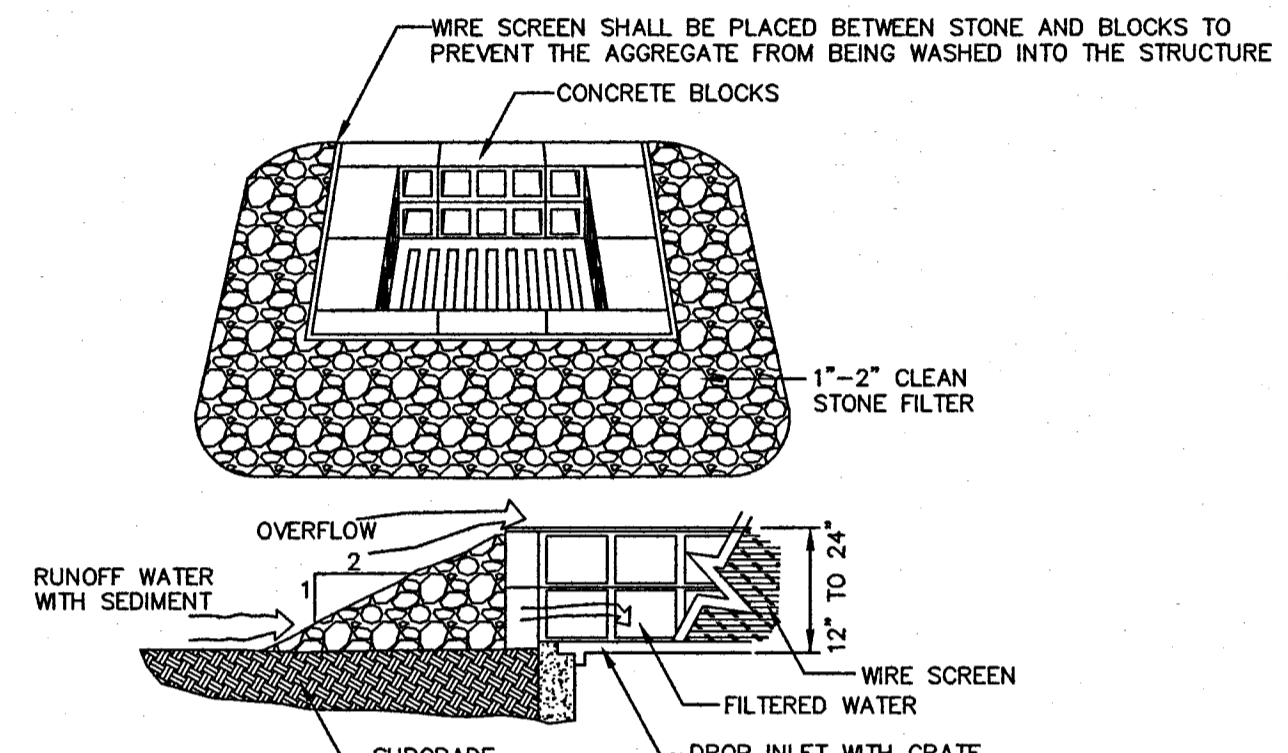
1. GRADING AND SHAPING
  - A. SLOPES SHALL NOT BE STEEPER THAN 2:1:3:1 SLOPES OR FLATTER ARE PREFERRED. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
2. SEEDBED PREPARATION
  - A. SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
  - B. STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
3. ESTABLISHING A STAND
  - A. LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
    - AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS PER 1,000 SQ. FT.
    - NITROGEN(N), 50 LBS PER ACRE OR 1. 1 LBS PER 1,000 SQ.FT.
    - PHOSPHATE(P2O5), 100 LBS PER ACRE OR 2. 2 LBS PER 1,000 SQ.FT.
    - POTASH(K2O), 100 LBS PER ACRE OR 2. 2 LBS PER 1,000 SQ.FT.
 (NOTE: THIS IS THE EQUIVALENT OF 500 LBS PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS PER ACRE OF 5-10-10.)
  - B. SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
  - C. REFER TO TABLE(E-1 THIS SHEET) FOR APPROPRIATE SEED MIXTURES AND TABLE(H-E1 THIS SHEET) FOR RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRDS FOOT TREFLOID, AND FLAT PEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT.
  - D. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 10 TO SEPTEMBER 1.
4. MULCH
  - A. HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
  - B. MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 SQ. FT.
5. MAINTENANCE TO ESTABLISH A STAND
  - A. PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
  - B. FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL STAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
  - C. IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.



**RECOMMENDED MAINTENANCE SCHEDULE**  
 EACH SILTSACK SHOULD BE INSPECTED AFTER EVERY MAJOR RAIN EVENT  
 -IF THERE HAVE BEEN NO MAJOR EVENTS, SILTSACK SHOULD BE INSPECTED EVERY 2-3 WEEKS  
 -THE RESTRAINT CORD SHOULD BE VISIBLE AT ALL TIMES. IF CORD IS COVERED WITH SEDIMENT, THE SILTSACK SHOULD BE EMPTIED.

**SILTSACK DETAIL**  
NOT TO SCALE

**EROSION PROTECTION TYPE E**



**MAINTENANCE NOTE:**

1. ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAINFALL AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED IN A SUITABLE UPLAND AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURE OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

**TEMPORARY CATCH BASIN INLET PROTECTION**  
(Block and Gravel Drop Inlet Sediment Filter)

NOT TO SCALE

**CONSTRUCTION SPECIFICATIONS**

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES AND FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP MID AND BOTTOM SECTIONS AND BE EMBEDDED INTO GROUND A MINIMUM OF 8".
  2. THE FENCE POSTS SHALL BE A MINIMUM 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
  3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED BY SIX INCHES. FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
  4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE AND PROPERLY DISPOSED OF.
  5. PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
  6. SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND RE-VEGETATED
- MAINTENANCE**
1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
  2. IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
  3. SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
  4. SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

**SEEDING GUIDE**

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILL, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	B	POOR	GOOD	EXCELLENT	GOOD
	C	FAIR	FAIR	GOOD	EXCELLENT
	D	FAIR	EXCELLENT	EXCELLENT	POOR
LIGHTLY USED PARKING LOTS, OOD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF)	C	GOOD	EXCELLENT	EXCELLENT	FAIR
	D	FAIR	GOOD	GOOD	EXCELLENT
GRAVEL PIT. SEE NH-FM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.	F	FAIR	EXCELLENT	EXCELLENT	2/
	G	FAIR	EXCELLENT	EXCELLENT	2/

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE 7-36.  
 2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

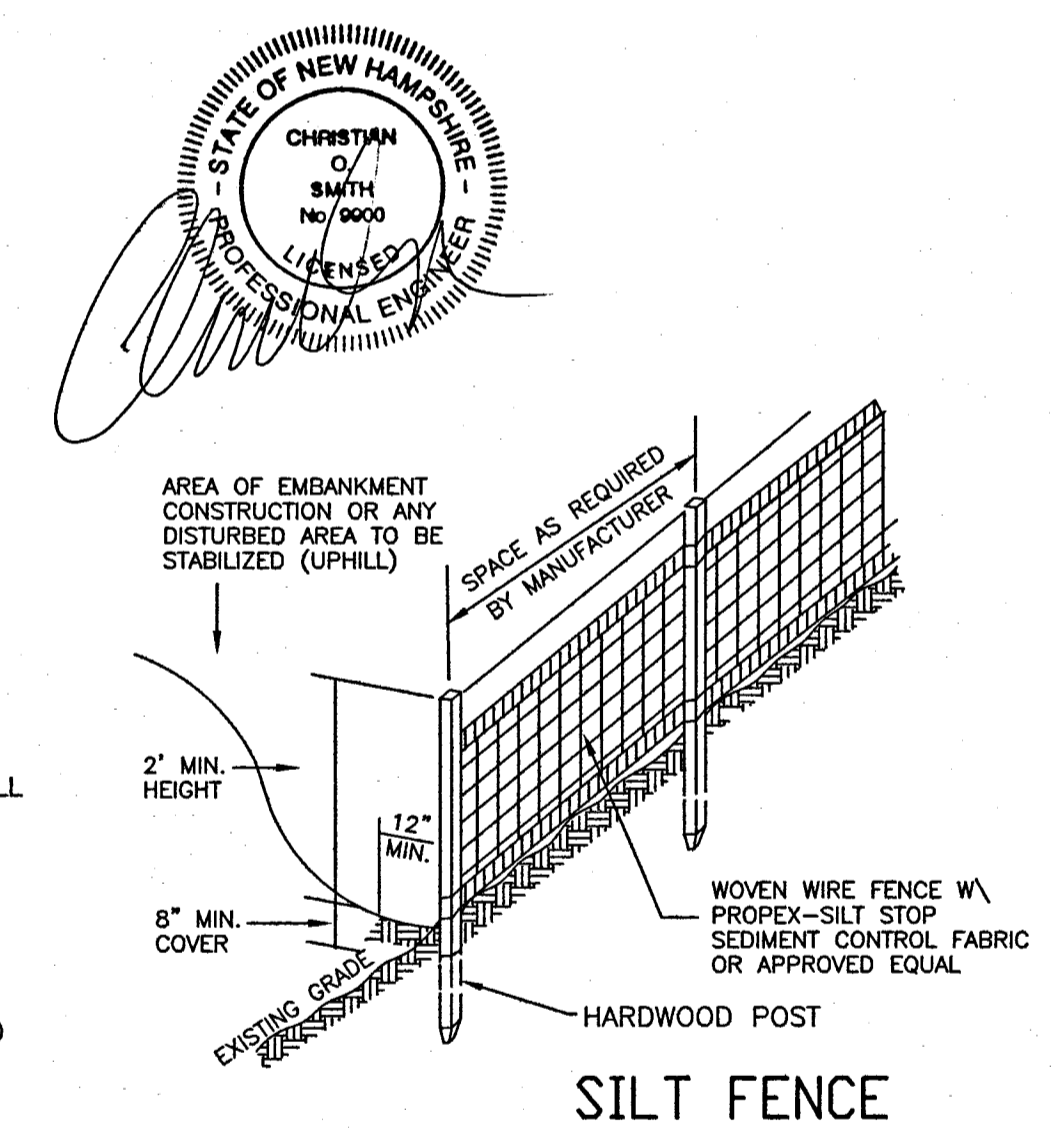
PREPARED FOR:  
**ECV ENTERPRISES**  
 22 INDUSTRIAL DRIVE  
 EXETER, NH 03833

**BEALS ASSOCIATES PLLC**  
 70 PORTSMOUTH AVE, STRATHAM, N.H. 03885  
 PHONE: 603-583-4860, FAX: 603-583-4863

**Section A - A SEEDING RATES**

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 SQ. FT.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRDS FOOT TREFLOID	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREEPING RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/2	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.



**SILT FENCE**

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

**EROSION & SEDIMENTATION**

PLAN FOR:  
**AMENDED SITE PLAN**  
 22 INDUSTRIAL DRIVE  
 EXETER, NH

DATE: JULY 2016 SCALE: NTS  
 PROJ. NO: NH-696 SHEET NO. 7 OF 7



# TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

[www.exeternh.gov](http://www.exeternh.gov)

September 9, 2016

Christian O. Smith, P.E.  
Beals Associates, PLLC  
70 Portsmouth Avenue  
Stratham, New Hampshire 03885

Re: PB Case #21612 – Ted Boschetto (on behalf of East Coast Ventures, Inc.)  
N/R Site Plan Review for Proposed Addition  
22 Industrial Drive, Exeter, N.H. Tax Map Parcel #48-5

Dear Mr. Smith:

Please be advised that at the meeting of September 8<sup>th</sup>, 2016, the Exeter Planning Board voted to **TABLE** the above-captioned application for the proposed construction of a 30,000 square foot addition to an existing building and associated site improvements on the property located at 22 Industrial Drive, as presented, pending review by the Conservation Commission. The Applicant is scheduled to return to the Planning Board at the September 22<sup>nd</sup>, 2016 meeting.

Please feel free to contact the Planning Department at 773-6114 with any questions.

Sincerely,

Pete Cameron  
*Chairman Protem*  
Exeter Planning Board

cc: Ted Boschetto, ECV, Inc.  
Douglas Eastman, Building Inspector/Code Enforcement Officer  
Jennifer Mates, Ass't. Town Engineer  
Janet Whitten, Assessing Office

PC:bsm

f:\docs\plan'g & build'g dept\pb cases\2016 cases\pb 21612 ecv, inc. 22 industrial dr. tabled-let.docx



**TOWN OF EXETER  
CONDITIONAL USE PERMIT APPLICATION**

**FOR**

**Pinkham Village Improvements**  
*The Woods at RiverWoods*

**Exeter, New Hampshire**

**August 2016**

*Prepared For:*

**The RiverWoods Company at Exeter, N.H.**

7 RiverWoods Drive

Exeter, New Hampshire 03833

*Prepared By:*

**ALTUS ENGINEERING, INC.**

133 Court Street

Portsmouth, NH 03801-4413

Telephone: (603) 433-2335

Fax: (603) 433-4194



**Civil  
Site Planning  
Environmental  
Engineering**

133 Court Street  
Portsmouth, NH  
03801-4413

August 23, 2016

Dave Sharples, Town Planner  
Town of Exeter  
10 Front Street  
Exeter, New Hampshire 03833

**Re: *RiverWoods – Pinkham Village Improvements – Case No. 21614***  
7 RiverWoods Drive  
Exeter, New Hampshire

Dear Mr. Sharples:

On behalf of the applicant, The RiverWoods Company, we are pleased to submit the attached Application for a Conditional Use Permit (Wetland Conservation Overlay District) to the Exeter Planning Board. The *Pinkham Village Improvements* project, located at “The Woods” campus, proposes a closed drainage system extending into the court yard area to address safety concerns due to runoff and ice melt crossing the walkways. A tree box filter is proposed to filter and cool the initial flush of roof runoff before discharging to adjacent wetlands. There will be no direct wetlands impact; however, 807 square feet of disturbance will occur within the 40-foot buffer of the jurisdictional wetland. With the exception of the level spreader (110 square feet), the majority of the buffer impact is located in previously developed land.

Enclosed are the following documents for the Conditional Use Permit Application:

- Application Form – (15) copies
- Attachment A – Project Description
- Tax Map from Town GIS
- Abutter’s List
- Plan sets - (15) 11” x 17” copies and (3) 22” x 34” copies
- Check for \$390 for application (\$50 application fee plus \$10 each for 29 abutters and 5 professionals)

Please call if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Clifford", written over a white background.

Jeffrey K. Clifford, P.E.  
Vice President

RMB/jkc/4716.001.DS.CUP.ltr.doc

Enclosures

e-copy (w/ plans and application):

Adam Gilsdorf and Kathleen Lafave, RiverWoods at Exeter, w/ encls.  
Robbi Woodburn, Woodburn & Associates



**Town of Exeter  
 Planning Board Application  
 Conditional Use Permit: Wetland Conservation Overlay District**

Detailed Proposal including intent, project description, and use of property: (Use additional sheet as needed)

See Attachment A

**Wetland Conservation Overlay District Impact (in square footage):**

Temporary Impact	Wetland: (SQ FT.)	Buffer: (SQ FT.)
	<input type="checkbox"/> Prime Wetlands _____	<input type="checkbox"/> Prime Wetlands _____
	<input type="checkbox"/> Exemplary Wetlands _____	<input type="checkbox"/> Exemplary Wetlands _____
	<input type="checkbox"/> Vernal Pools (>200SF) _____	<input type="checkbox"/> Vernal Pools (>200SF) _____
	<input type="checkbox"/> VPD _____	<input type="checkbox"/> VPD _____
	<input type="checkbox"/> PD _____	<input type="checkbox"/> PD <u>667 s.f.</u>
	<input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Inland Stream _____
Permanent Impact	Wetland:	Buffer:
	<input type="checkbox"/> Prime Wetlands _____	<input type="checkbox"/> Prime Wetlands _____
	<input type="checkbox"/> Exemplary Wetlands _____	<input type="checkbox"/> Exemplary Wetlands _____
	<input type="checkbox"/> Vernal Pools (>200SF) _____	<input type="checkbox"/> Vernal Pools (>200SF) _____
	<input type="checkbox"/> VPD _____	<input type="checkbox"/> VPD _____
	<input type="checkbox"/> PD _____	<input checked="" type="checkbox"/> PD <u>140 s.f.</u>
	<input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Inland Stream _____

List any variances/special exceptions granted by Zoning Board of Adjustment including dates:

See Attachment A

Describe how your proposal meets the conditions of Article 9.1.6.B of the Town of Exeter Zoning Ordinance:

See Attachment A

ABUTTERS: PLEASE LIST ALL PERSONS WHOSE PROPERTY IS LOCATED IN NEW HAMPSHIRE AND ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE EXETER TAX ASSESSOR'S RECORDS.

**SEE ATTACHED LIST**

TAX MAP \_\_\_\_\_  
NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
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TAXMAP \_\_\_\_\_  
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TAX MAP \_\_\_\_\_  
NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
\_\_\_\_\_

**Please attach additional sheets if needed**

## Attachment A

### Conditional Use Permit Application for RiverWoods - Pinkham Village Improvements

#### Detailed Proposal including intent, project description, and use of property:

The RiverWoods Company is a 501(c)(3) not-for-profit corporation that owns and operates three vibrant, self-contained, not-for-profit Continuous Care Retirement Communities (CCRC) in the Town of Exeter. The project consists of drainage and landscape improvements at “The Woods” facility located on the south side of Kingston Road (Rte. 111). The improvements will address roof runoff/water concerns along the building foundation. All proposed uses at the subject property are associated with congregate elderly care, an allowed use in the R-1 Zone by Special Exception.

A Conditional Use Permit is required for encroachment into the Town of Exeter Wetlands Conservation Overlay District. This includes the construction of a tree box filter and drain line outfall all of which is located within its wetlands buffer. The intent of the tree box filter is to cool roof runoff via subsurface stone filled layer and to also treat runoff via an 18-inch thick filter media above. The encroachments are shown on Sheet C-2, RiverWoods Pinkham Village Improvements and the areas listed as follows:

40-foot Buffer Impact	807 s.f.
-----------------------	----------

#### List any variances/special exceptions granted by Zoning Board of Adjustment including dates:

##### Special Exception granted

- Case No. 957, February 1991 – Congregate Care and Building Height
- Case No. 969, June 1991 – Roadway access to the site
- Case No. 1092, August 1997 – Add one (1) residential unit

**Describe how your proposal meets the conditions of Article 9.1.6.B of the Town of Exeter Zoning Ordinance:**

**1. That the proposed use is permitted in the underlying zoning district;**

The propose use (Congregate Care Retirement Community) is permitted in the underlying zone (R-1) by Special Exception, which was received on February 1991. The proposed encroachment into the Wetlands Conservation Wetlands Overlay District is associated with the construction of a system to treat roof runoff and outfall pipe to daylight runoff.

**2. That the use for which the permit is sought cannot feasibly be carried out on a portion or portions of the lot which are outside the Wetlands Conservation Overlay District;**

The site constraint and minimal topography relief limit the ability to treat runoff prior to discharging to nearby wetlands buffer.

**3. That the design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland or wetland buffer and that no alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible;**

The tree box filter will significantly improve the runoff by filtering and cooling stormwater runoff.

**4. In cases where the proposed use is temporary or where construction activity disturbs areas adjacent to the immediate use, that the landowner agrees to restore the site as nearly as possible to its original grade and condition following construction;**

The impact area involves re-grading the area to construct the tree box filter and outfall. All areas disturbed will be revegetated.

**5. That the proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of groundwater, or other reasons;**

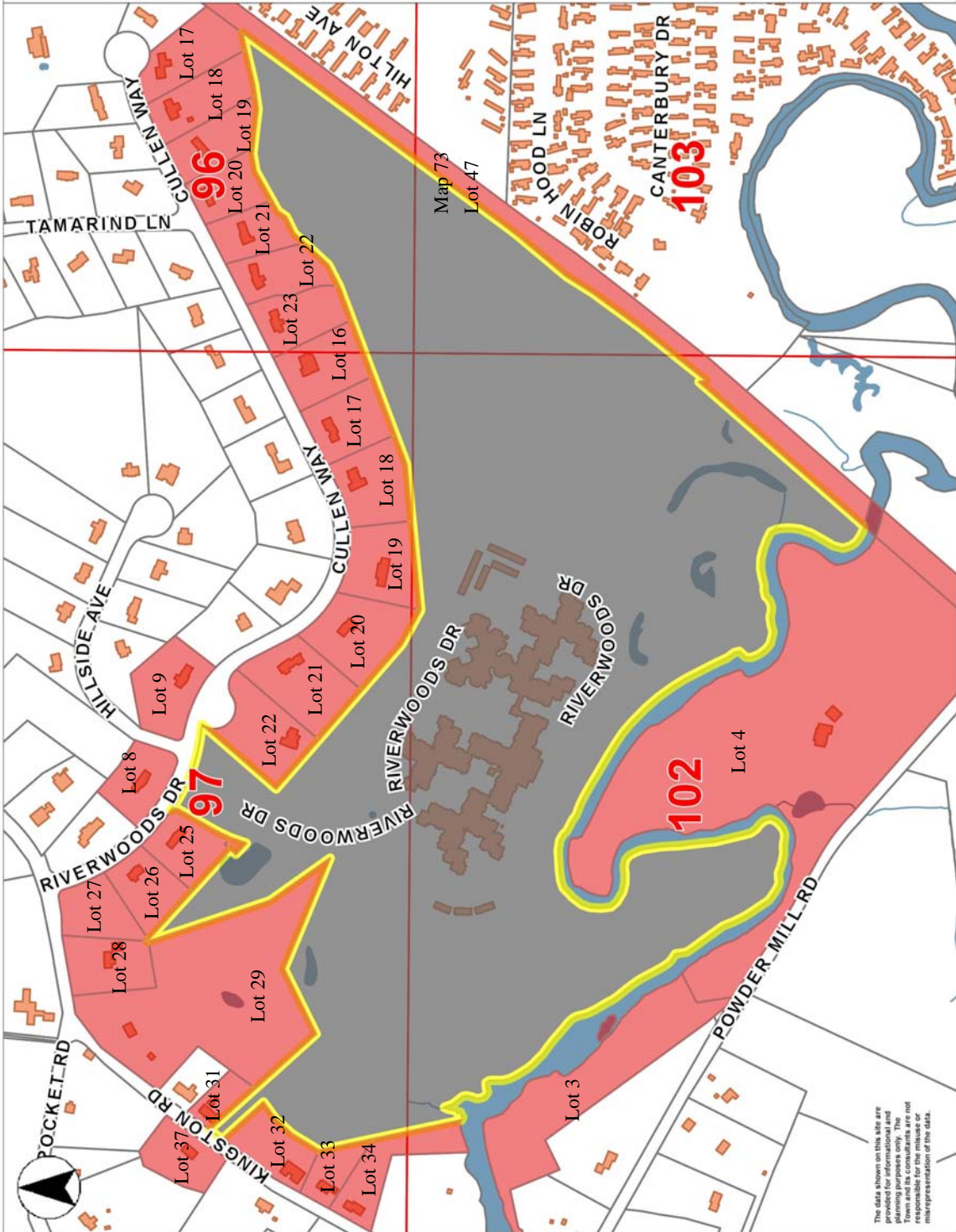
The construction of the stormwater collection system will eliminate potential water issues at the building foundation and the tree box filter will improve water quality of the runoff.

**6. That all required permits shall be obtained from the New Hampshire Department of Environmental Services Water Supply and Pollution Control Division under NH RSA §485-A: 17, the New Hampshire Wetlands Board under NH RSA §483-A, and the United States Army Corps of Engineers under Section 404 of the Clean Water Act.**

There will be no direct wetlands impacts, therefore no NHDES Wetlands permit is required.



- Parcel Map Index
- Parcels
  - Met Highways
  - US Highways
  - State Highway
  - Town Boundary
  - Abutting Towns
  - Streets
  - Misc. Streams
  - Parcel Streams
  - Open Water
  - Buildings



The data shown on this site are provided for informational and planning purposes only. The Town of Exeter is not responsible for the misuse or misrepresentation of the data.

0 610 1220 ft

Printed on 02/18/2014 at 08:45 AM



# Abutters List – CUP Application

Compiled August 9, 2016

## RIVERWOODS CO. AT EXETER TAX MAP 97, LOT 23 Exeter, New Hampshire

Tax Map 96 Lot 17  
Larry Zellner & Maureen Ryan  
35 Cullen Way  
Exeter, NH 03833

Tax Map 97 Lot 8  
Jeffrey & Angela Tougas  
4 Riverwoods Drive  
Exeter, NH 03833

Tax Map 96 Lot 18  
Julia & Andrew McPhee  
33 Cullen Way  
Exeter, NH 03833

Tax Map 97 Lot 9  
Richard & Diane Boynton  
6 Cullen Way  
Exeter, NH 03833

Tax Map 96 Lot 19  
David & Christine Soutter  
31 Cullen Way  
Exeter, NH 03833

Tax Map 97 Lot 16  
Kelsey & Terrance Cosgrove  
21 Cullen Way  
Exeter, NH 03833

Tax Map 96 Lot 20  
Nathan & Diane Day  
29 Cullen Way  
Exeter, NH 03833

Tax Map 97 Lot 17  
Jean F. Fremont-Smith, Trustee  
19 Cullen Way  
Exeter, NH 03833

Tax Map 96 Lot 21  
John & Judith Kelso  
27 Cullen Way  
Exeter, NH 03833

Tax Map 97 Lot 18  
Mary Grillo  
17 Cullen Way  
Exeter, NH 03833

Tax Map 96 Lot 22  
Sanjay & Ritu Rajan  
25 Cullen Way  
Exeter, NH 03833

Tax Map 97 Lots 19  
William & Kathleen Evans  
15 Cullen Way  
Exeter, NH 03833

Tax Map 96 Lot 23  
Lawrence & Jacqueline Arlen  
23 Cullen Way  
Exeter, NH 03833

Tax Map 97 Lot 20  
James & Virginia Harnett  
13 Cullen Way  
Exeter, NH 03833

Tax Map 73 Lot 47  
Boston and Maine Railroad Corp.  
1700 Iron Horse Park  
North Billerica, MA 01862

Tax Map 97 Lot 21  
John & Carol Sideris Revoc. Trust  
11 Cullen Way  
Exeter, NH 03833

# Abutters List – CUP Application

Compiled August 9, 2016

## RIVERWOODS CO. AT EXETER TAX MAP 97, LOT 23 Exeter, New Hampshire

Tax Map 97 Lot 22  
Christopher & Courtney Benevides  
9 Cullen Way  
Exeter, NH 03833

Tax Map 97 Lot 32  
Lauren Drinker  
88 Kingston Road  
Exeter, NH 03833

Tax Map 97 Lot 24  
Tax Map 102 Lot 3  
Town of Exeter  
10 Front Street  
Exeter, NH 03833

Tax Map 97 Lot 33  
Todd & Bonnie Goudreau  
90 Kingston Road  
Exeter, NH 03833

Tax Map 97 Lot 25  
Trivikram & Stephanie Godse  
5 Riverwoods Drive  
Exeter, NH 03833

Tax Map 97 Lot 34  
Keely Rose McElwain  
92 Kingston Road  
Exeter, NH 03833

Tax Map 97 Lot 26  
Daniel & Susan Sarmiento  
3 Riverwoods Drive  
Exeter, NH 03833

Tax Map 97 Lot 37  
Sandra Bowers Revoc. Trust  
83 Kingston Road  
Exeter, NH 03833

Tax Map 97 Lot 27  
Portland Natural Gas  
c/o Spectra Energy Corp  
P.O. Box 1642  
Houston, TX 77251

Tax Map 102 Lot 4  
Schaefer Family Rev. Living Trust  
24 Powder Mill Road  
Exeter, NH 03833

Tax Map 97 Lot 28  
Grant & Carol Murray  
74 Kingston Road  
Exeter, NH 03833

Tax Map 97 Lot 29  
Robert Lannon & Shiela Groonell  
78 Kingston Road  
Exeter, NH 03833

Tax Map 97 Lot 31  
Frederick Bird Revoc. Trust  
84 Kingston Road  
Exeter, NH 03833

# Abutters List – CUP Application

Compiled August 9, 2016

## RIVERWOODS CO. AT EXETER TAX MAP 97, LOT 23 Exeter, New Hampshire

### **Owner/Applicant:**

Riverwoods Co. at Exeter  
7 Riverwoods Drive  
Exeter, NH 03833

### **Landscape Architect:**

Woodburn & Company  
Robbi Woodburn  
102 Kent Place  
Newmarket, NH 03857

### **Civil Engineer:**

Altus Engineering, Inc.  
Jeffrey K. Clifford  
133 Court Street  
Portsmouth, NH 03801

### **Wetland Scientist:**

West Environmental, Inc.  
Mark West  
48 Stevens Hill Road  
Nottingham, NH 03290

### **Surveyor:**

Doucet Survey, Inc.  
102 Kent Place  
Newmarket, NH 03857

Prepared by Altus Engineering, Inc.



---

# RIVERWOODS - PINKHAM VILLAGE IMPROVEMENTS

TAX MAP 97 LOT 23  
7 RIVERWOODS DRIVE  
EXETER, NEW HAMPSHIRE  
SITE PLANS

PLAN ISSUED DATE:

August 16, 2016      CUP Submission

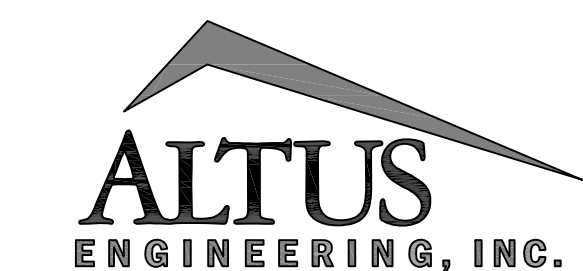
**Owner/Applicant:**

RiverWoods Company at Exeter, N.H.  
7 RiverWoods Drive  
Exeter, New Hampshire 03833  
Tel. (603) 772-4700

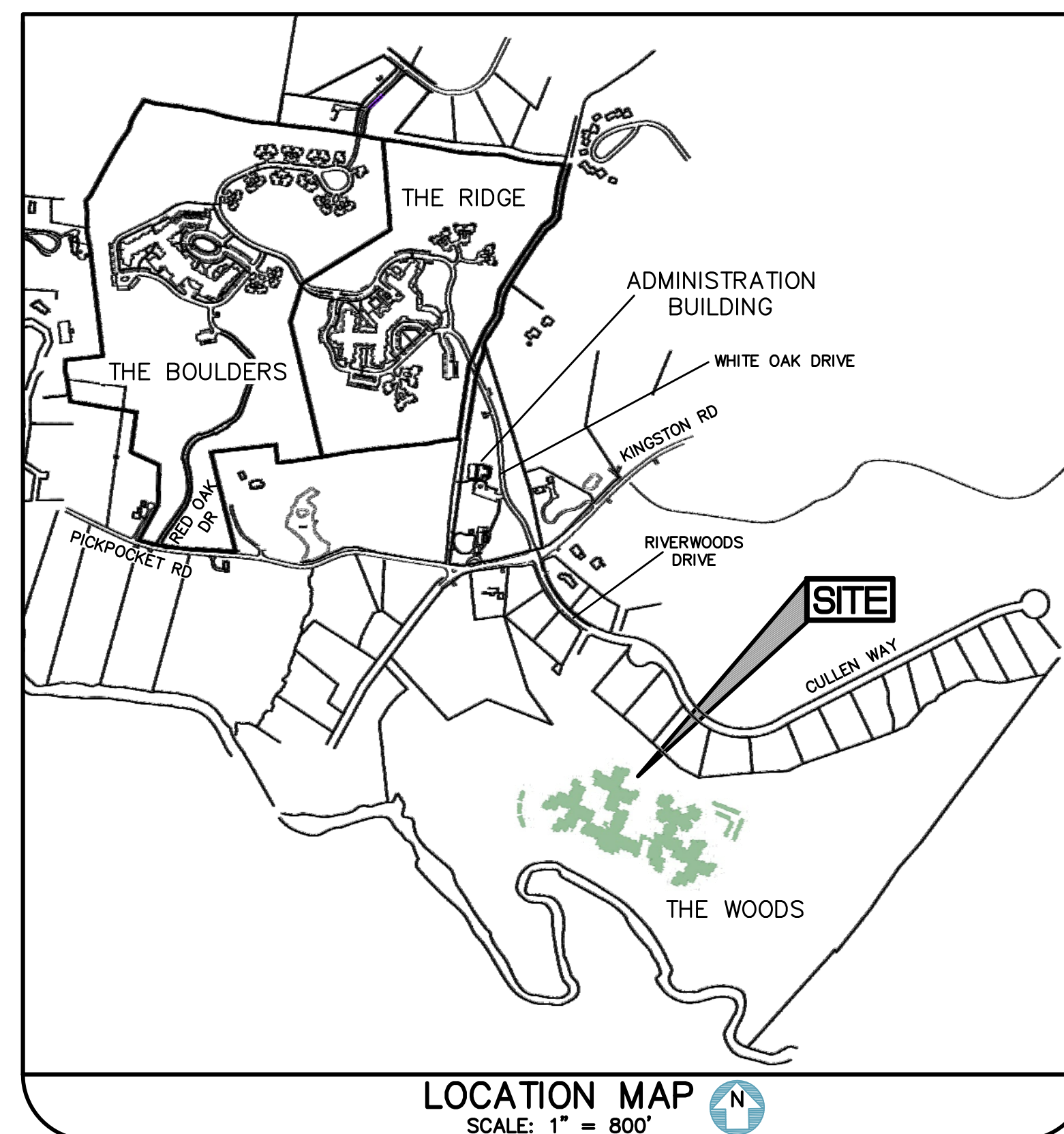
**Landscape Architect:**



**Civil Engineer:**



133 COURT STREET    PORTSMOUTH, NH 03801  
(603) 433-2335      www.ALTUS-ENG.com



**Sheet Index  
Title**

Topographic Plan (Doucet Survey, Inc.)  
Site Preparation Plan  
Site Plan  
Landscape Details  
Detail Sheet  
Detail Sheet

**Sheet  
No.:**    **Rev.**

1 of 1    -  
C-1      0  
C-2      0  
L-1      0  
C-3      0  
C-4      0



**NOT FOR CONSTRUCTION**

ISSUED FOR: **APPROVAL**

ISSUE DATE: **AUGUST 16, 2016**

REVISIONS	NO.	DESCRIPTION	BY	DATE
	0	PB SUBMISSION	JKC	8/16/16

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APPROVED BY: \_\_\_\_\_ JKC  
DRAWING FILE: \_\_\_\_\_ 4716.DWG

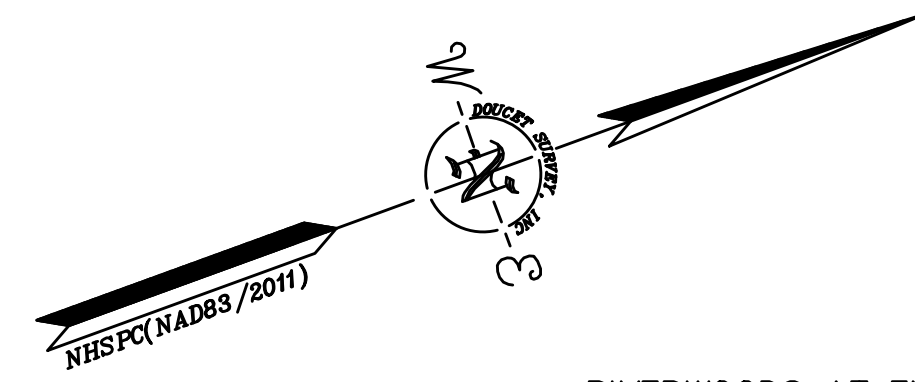
SCALE:  
11"x17": 1" = 20'  
22"x34": 1" = 10'

OWNER/APPLICANT:  
**RIVERWOODS AT EXETER**  
7 RIVERWOODS DRIVE  
EXETER, NH 03833

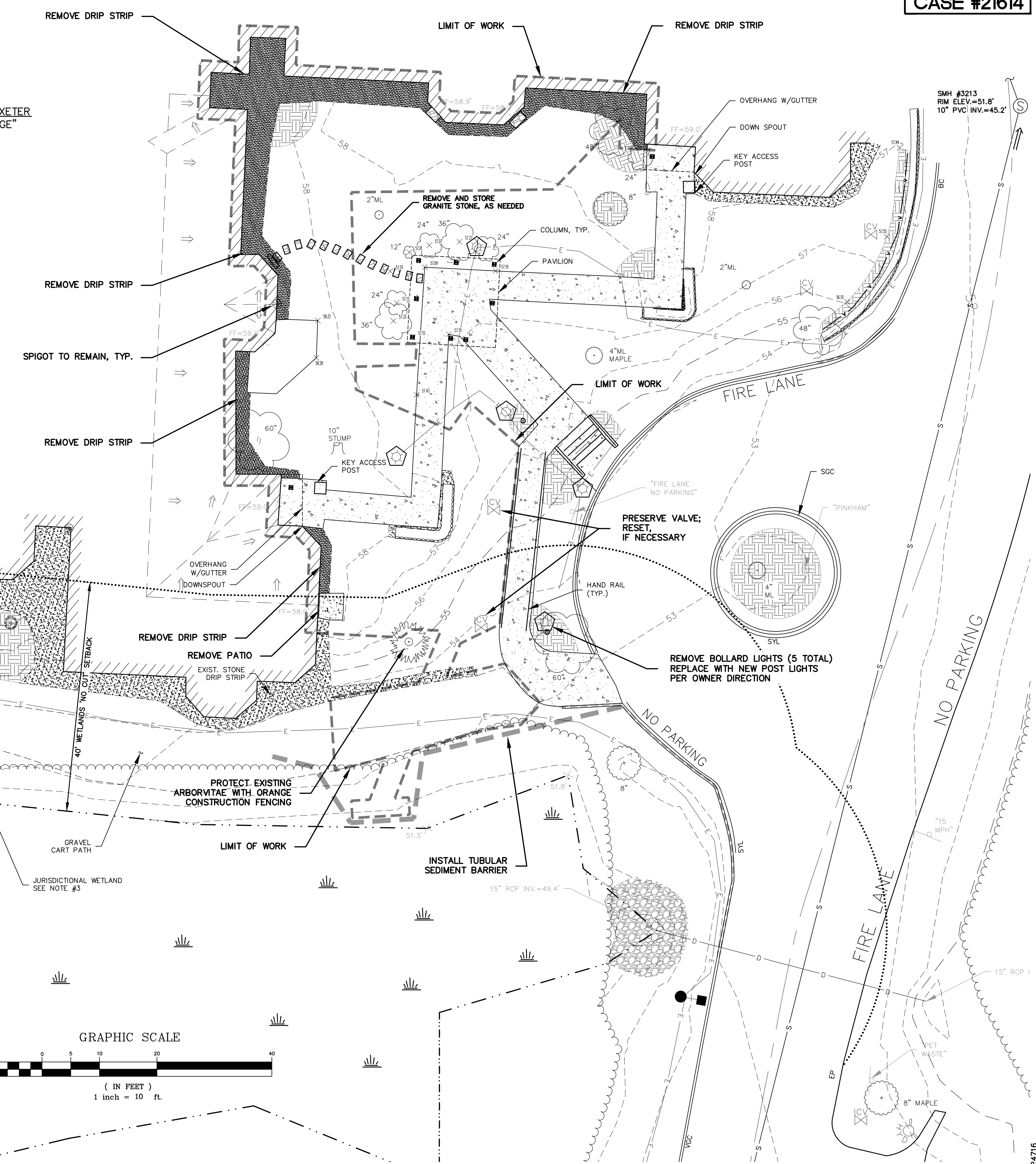
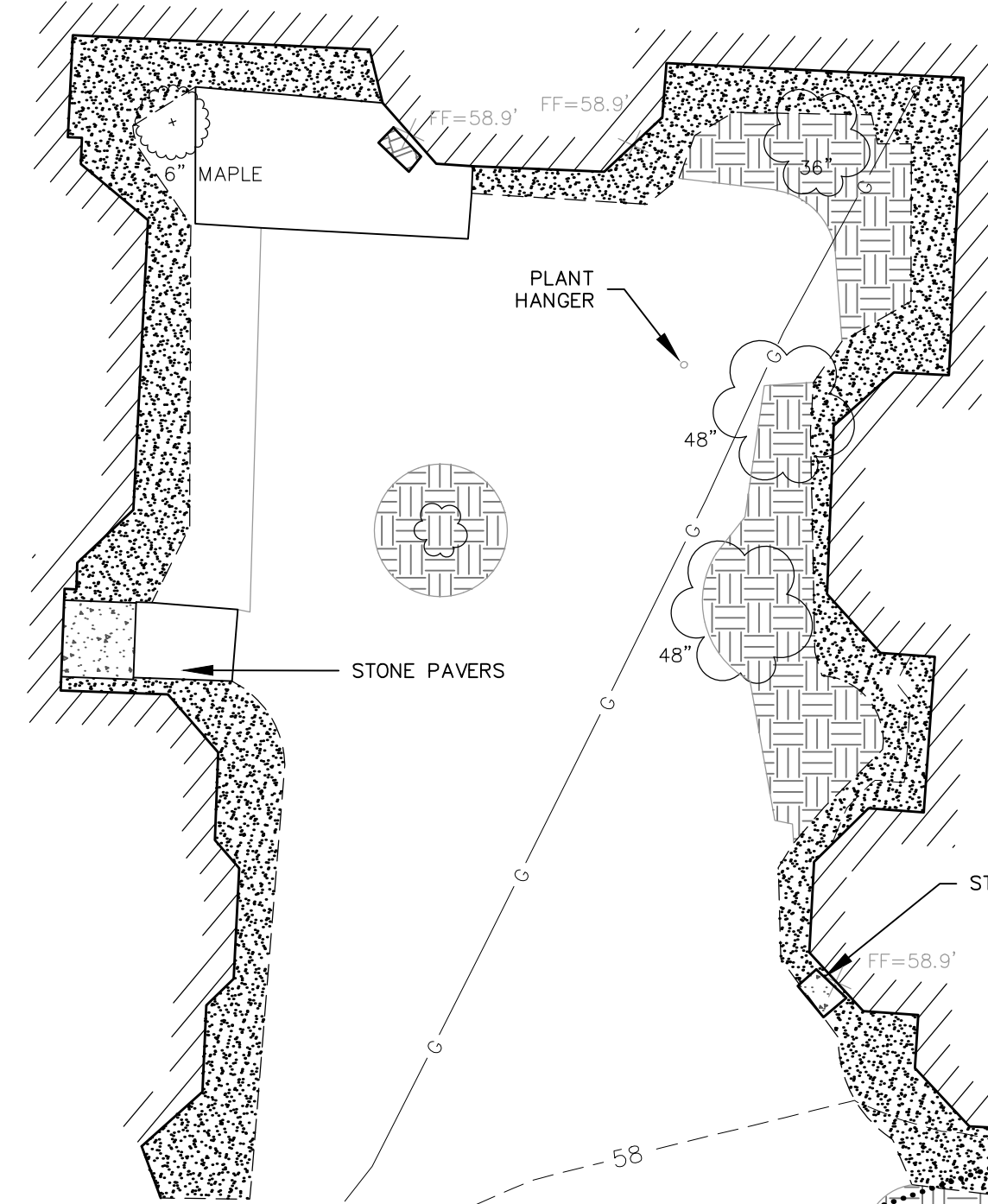
PROJECT:  
**RIVERWOODS PINKHAM VILLAGE IMPROVEMENTS**  
TAX MAP 97 LOT 23  
7 RIVERWOODS DRIVE  
EXETER, NH 03833

TITLE:  
**SITE PREPARATION PLAN**

SHEET NUMBER:  
**C - 1**

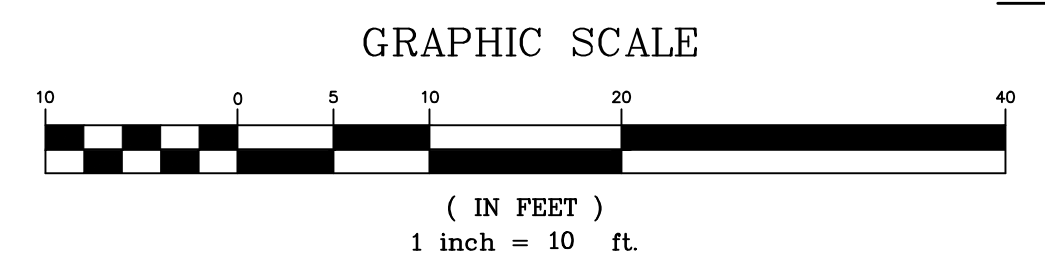


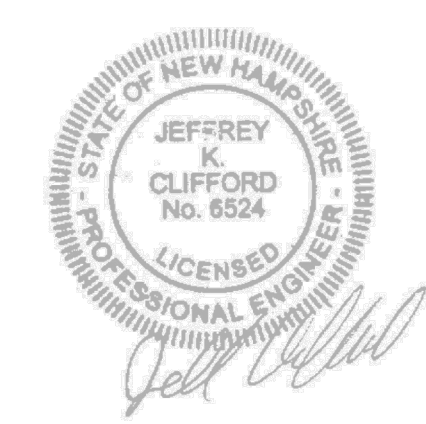
**RIVERWOODS AT EXETER**  
**"PINKHAM VILLAGE"**



- LEGEND**
- EDGE OF CRUSHED STONE
  - - - PICKET FENCE
  - - - SEWER LINE
  - - - DRAIN LINE
  - - - GAS LINE SEE (NOTE #7)
  - - - UNDERGROUND ELECTRIC LINE SEE (NOTE #7)
  - - - MAJOR CONTOUR LINE
  - - - MINOR CONTOUR LINE
  - - - TREE LINE
  - - - EDGE OF WETLAND SEE (NOTE #3)
  - FIELDSTONE WALL
  - ACCENT LIGHT
  - LIGHT POLE
  - SIGN
  - SUPPORT COLUMN
  - FIRE HYDRANT
  - WATER GATE VALVE
  - SPIGOT
  - IRRIGATION CONTROL VALVE
  - GAS GATE VALVE
  - SEWER MANHOLE
  - WETLAND SYMBOL
  - TREE STUMP
  - CONIFEROUS TREE
  - DECIDUOUS TREE
  - SHRUB
  - BUSH
  - BOULDER
  - DRAINAGE FLOW DIRECTION ARROW
  - CONCRETE
  - RIP RAP
  - LANDSCAPED AREA
  - CRUSHED STONE
  - BRICK
  - TYP. FINISHED FLOOR
  - EDGE OF PAVEMENT
  - SINGLE WHITE LINE
  - CONC.
  - V.C.C. VERTICAL GRANITE CURB
  - S.G.C. SLOPED GRANITE CURB
  - B.C. BITUMINOUS CURB
  - B.B. BITUMINOUS BERM
  - M.L. MULTIPLE LEADER

- NOTES:**
- HORIZONTAL DATUM BASED ON NEW HAMPSHIRE STATE PLANE(2800) NAD83(2011) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNETGPS VRS NETWORK.
  - VERTICAL DATUM IS BASED ON NAVD 88 PER REFERENCE PLAN #1.
  - JURISDICTIONAL WETLANDS WERE DELINEATED BY WEST ENVIRONMENTAL, INC. DELINEATIONS DURING OCTOBER 2013 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDSMANUAL, TECHNICAL REPORT Y-87-1.
  - THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING: THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
  - UNDERGROUND UTILITIES SHOW HEREON ARE BASED ON OBSERVABLE EVIDENCE ALONG WITH PAINT MARKINGS FOUND ON SITE.





NOT FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: AUGUST 16, 2016

REVISIONS	NO.	DESCRIPTION	BY	DATE
	0	PB SUBMISSION	JKC	8/16/16

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APPROVED BY: \_\_\_\_\_ JKC  
DRAWING FILE: \_\_\_\_\_ 4716.DWG

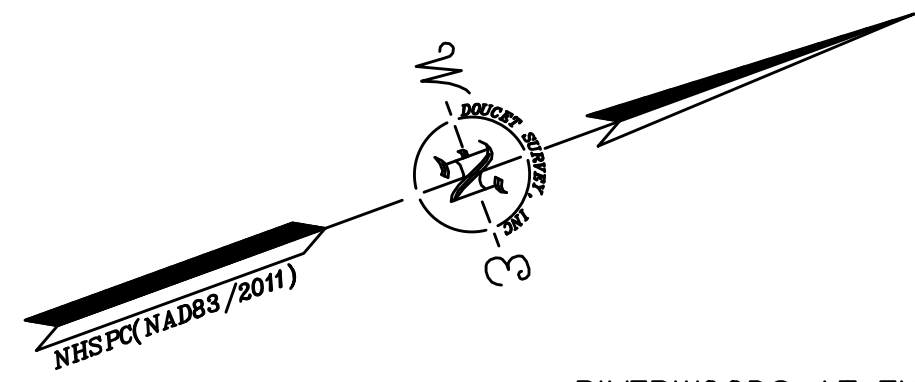
SCALE:  
11"x17": 1" = 20'  
22"x34": 1" = 10'

OWNER/APPLICANT:  
**RIVERWOODS AT EXETER**  
7 RIVERWOODS DRIVE  
EXETER, NH 03833

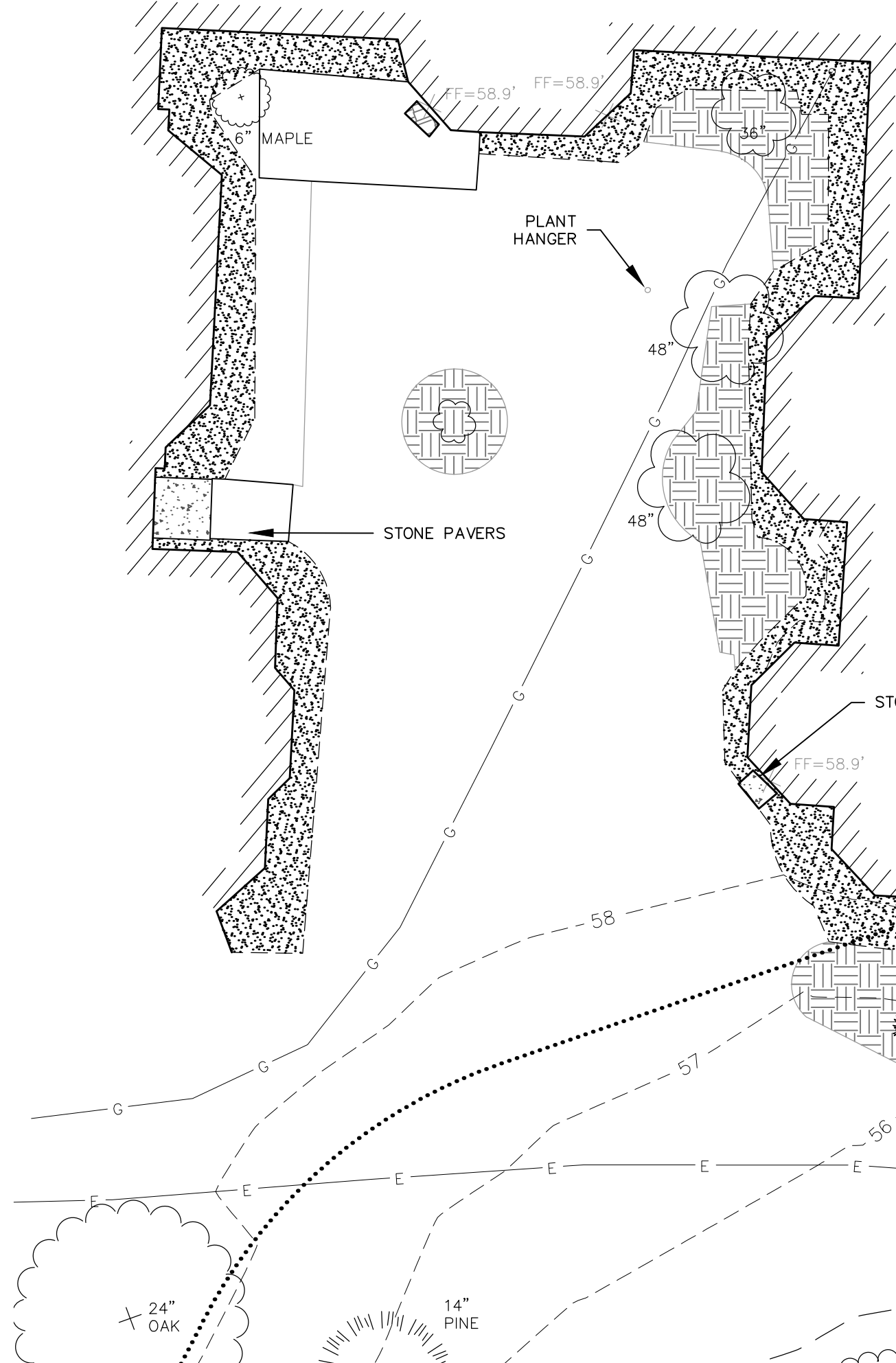
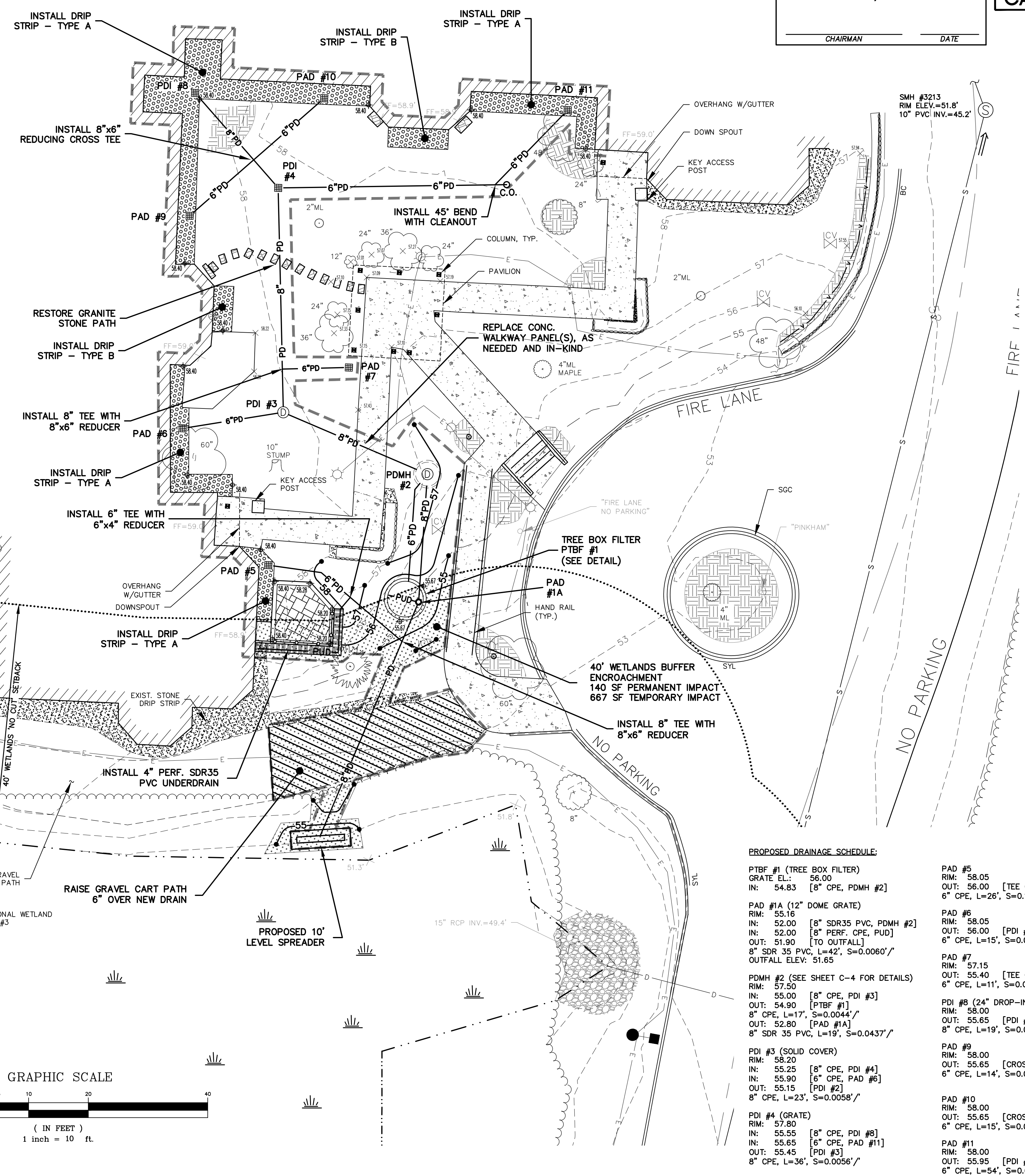
PROJECT:  
**RIVERWOODS PINKHAM VILLAGE IMPROVEMENTS**  
TAX MAP 97 LOT 23  
7 RIVERWOODS DRIVE  
EXETER, NH 03833

TITLE:  
**DRAINAGE IMPROVEMENTS PLAN**

SHEET NUMBER:



RIVERWOODS AT EXETER  
"PINKHAM VILLAGE"



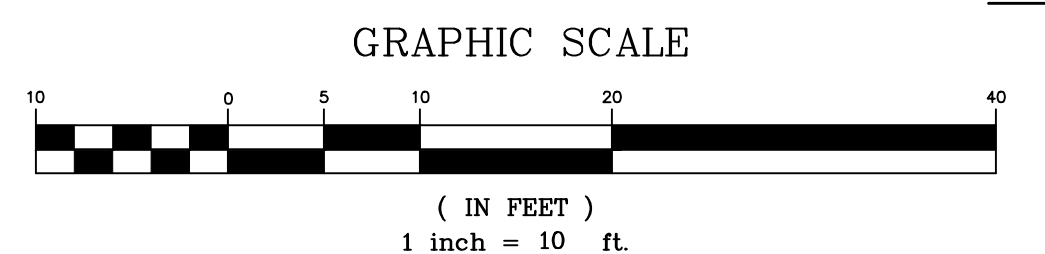
**ZONING SUMMARY:**  
APPLICANT/OWNER: THE RIVERWOODS COMPANY AT EXETER, N.H.  
7 RIVERWOODS DRIVE  
EXETER, NH 03833  
PROPERTY REFERENCE: TAX MAP 97, LOT 23  
DEED REFERENCE: 3166/235 & 2973/1185  
LOT SIZE: 84.6(±) ACRES  
ZONING DISTRICT: R1 - RESIDENTIAL LOW DENSITY  
EXISTING USE: ELDERLY HEALTH CARE AND HOUSING FACILITY  
SITE SERVICED WITH MUNICIPAL WATER AND SEWER

R-1 ZONE REQUIREMENTS: (FOR ELDERLY HOUSING)		
	REQUIRED:	PROVIDED:
LOT AREA:	2 AC.	>2 AC.
FRONT YARD SETBACK:	25 FEET	>25 FEET
SIDE YARD SETBACK:	15 FEET	>15 FEET
REAR YARD SETBACK:	25 FEET	>25 FEET
OPEN SPACE (MIN.):	70%	>70%
WETLANDS SETBACKS:		
PD SOIL - NO DISTURBANCE:	40 FEET	0 FEET
PARKING:	75 FEET	>75 FEET

\* CONDITIONAL USE PERMIT REQUESTED  
TOTAL AREA OF DISTURBANCE: 3,900± S.F.  
CHANGE IN IMPERVIOUS AREA: 500 S.F. (NET INCREASE)

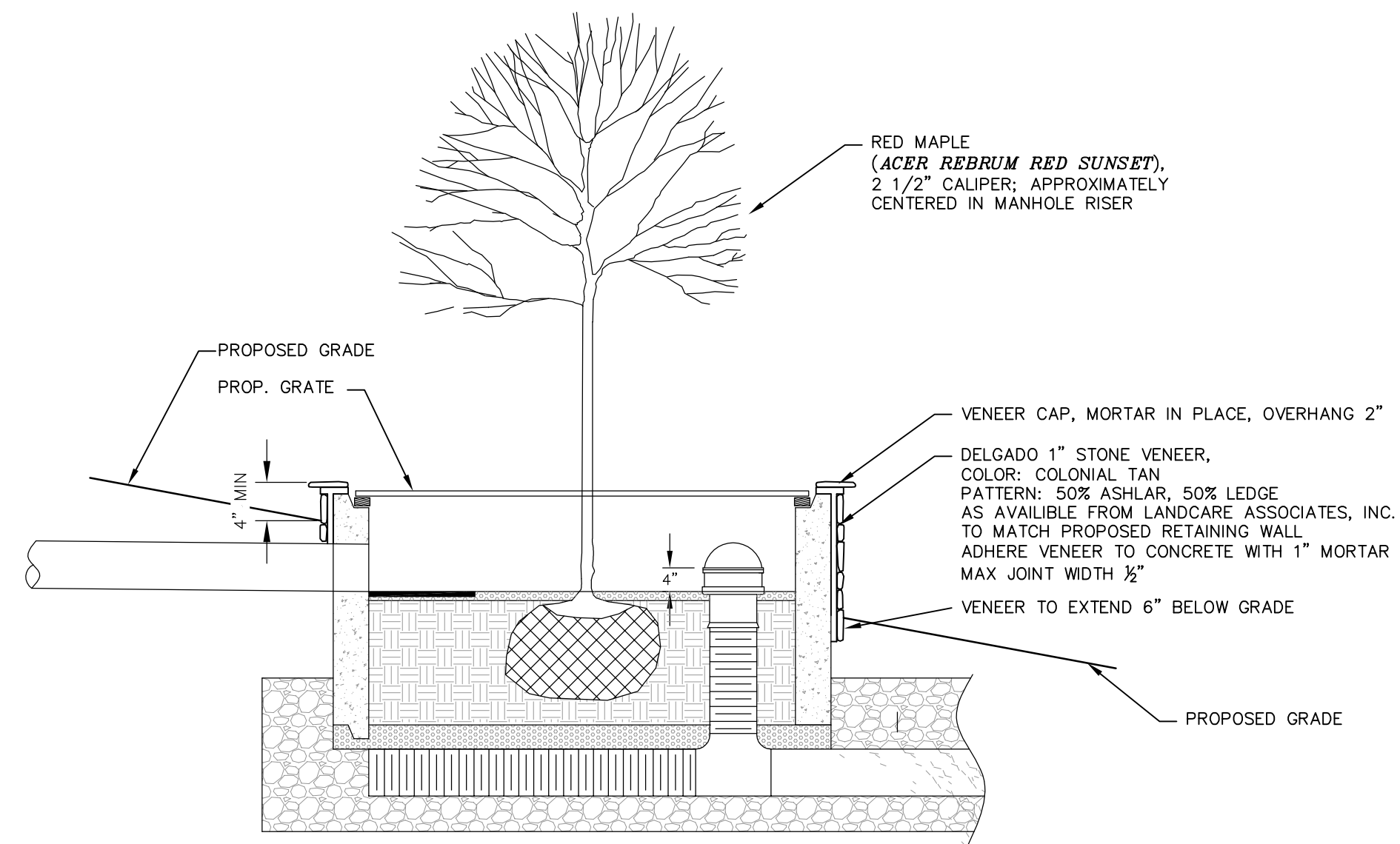
PLAN REFERENCE:  
"TOPOGRAPHIC PLAN OF RIVERWOODS AT EXETER, RIVERWOODS DRIVE, EXETER, NEW HAMPSHIRE",  
BY DOUCET SURVEY, INC., DATED NOVEMBER 12, 2013

NOTES:  
1. THE EXISTING BUILDINGS AND LIMITS OF WORK IS NOT LOCATED WITHIN ANY FLOOD HAZARD ZONE PER MAP PER FIRM NO. 3301500403E, DATED MAY 17, 2005.  
2. RESTORE LAWN AND LANDSCAPE AREAS IN-KIND.  
3. JURISDICTIONAL WETLANDS WERE DELINEATED BY WEST ENVIRONMENTAL, INC. DELINEATIONS DURING OCTOBER 2013 IN ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLANDS MANUAL, TECHNICAL REPORT Y-87-1.

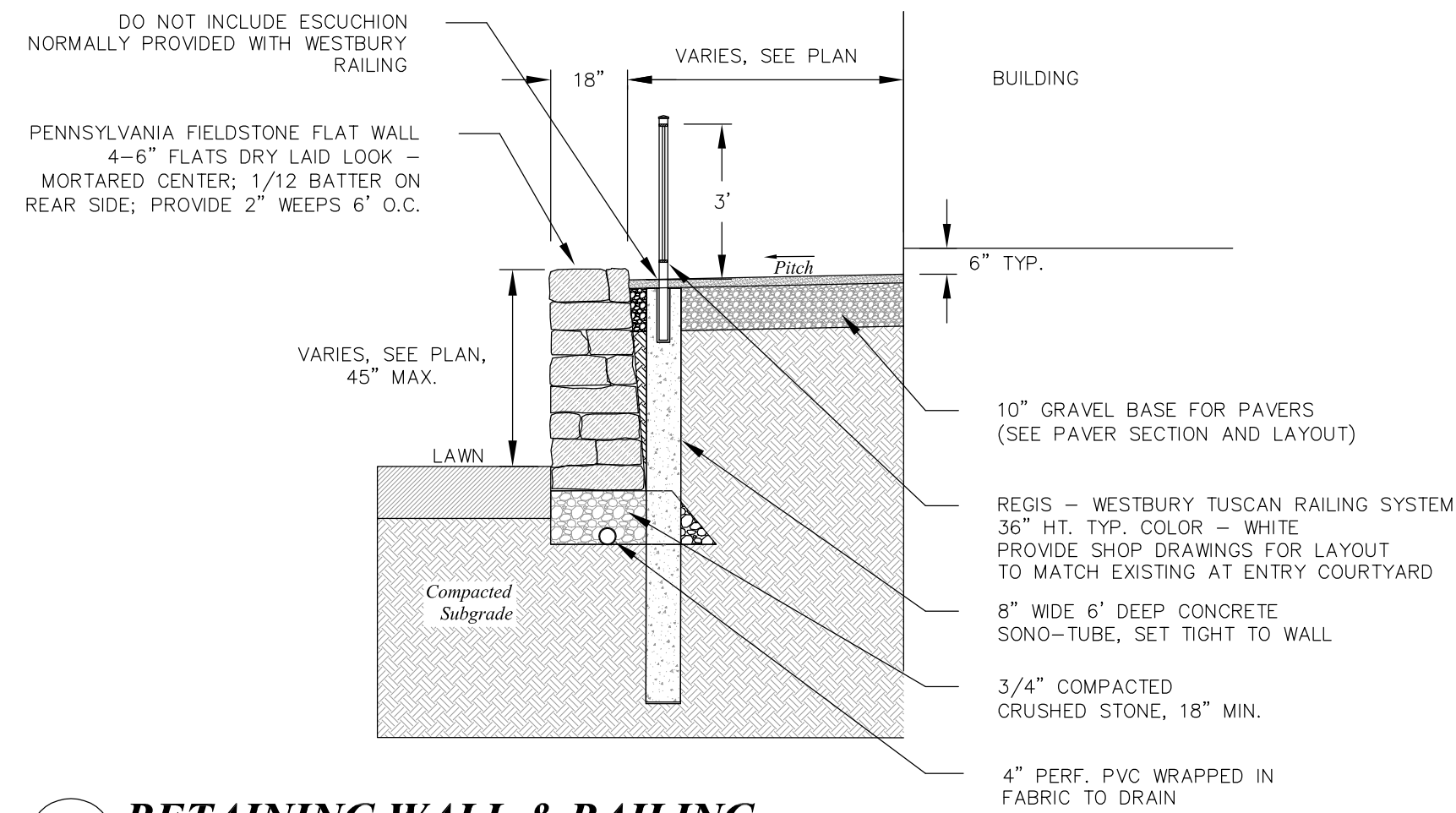


**PROPOSED DRAINAGE SCHEDULE:**

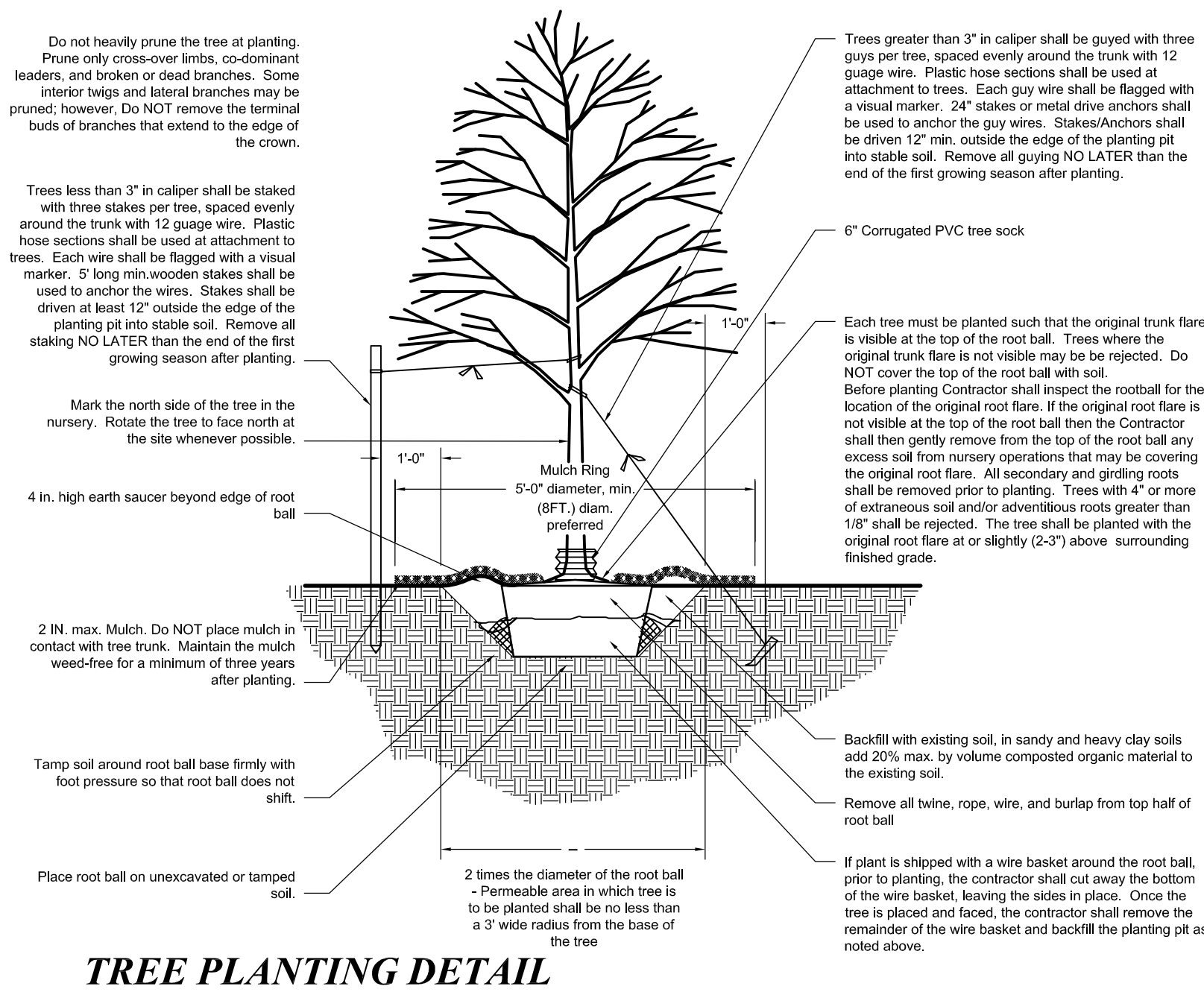
PTBF #1 (TREE BOX FILTER)	RIM: 56.00	PAD #5	RIM: 58.05
GRATE EL: 56.00	IN: 54.83 [8" CPE, PDMH #2]	OUT: 56.00 [TEE CONNECTION]	6" CPE, L=26', S=0.1550'/
IN: 54.83 [8" CPE, PDMH #2]		PAD #6	RIM: 58.05
PAD #1A (12" DOME GRATE)	RIM: 55.16	OUT: 56.00 [PDI #3]	6" CPE, L=15', S=0.0073'/
IN: 52.00 [8" SDR35 PVC, PDMH #2]	IN: 52.00 [8" PERF. CPE, PUD]	PAD #7	RIM: 57.15
OUT: 51.90 [TO OUTFALL]	OUT: 51.90 [TO OUTFALL]	OUT: 55.40 [TEE CONNECTION]	6" CPE, L=11', S=0.0091'/
8" SDR 35 PVC, L=42', S=0.0060'/	OUTFALL ELEV: 51.65	PDI #8 (24" DROP-IN GRATE)	RIM: 58.00
PDMH #2 (SEE SHEET C-4 FOR DETAILS)	RIM: 57.50	OUT: 55.65 [PDI #4]	8" CPE, L=19', S=0.0053'/
IN: 55.00 [8" CPE, PDI #3]	IN: 55.00 [PTBF #1]	PAD #9	RIM: 58.00
OUT: 54.90 [PTBF #1]	8" CPE, L=17', S=0.0044'/	OUT: 55.65 [CROSS TEE CONNECTION]	6" CPE, L=14', S=0.0071'/
OUT: 52.80 [PAD #1A]	8" SDR 35 PVC, L=19', S=0.0437'/	PAD #10	RIM: 58.00
PDI #3 (SOLID COVER)	RIM: 58.20	OUT: 55.65 [CROSS TEE CONNECTION]	6" CPE, L=15', S=0.0067'/
IN: 55.25 [8" CPE, PDI #4]	IN: 55.90 [8" CPE, PAD #6]	PAD #11	RIM: 58.00
OUT: 55.15 [PDI #2]	8" CPE, L=23', S=0.0058'/	OUT: 55.95 [PDI #4]	6" CPE, L=54', S=0.0056'/
PDI #4 (GRATE)	RIM: 57.80		
IN: 55.55 [8" CPE, PDI #8]	IN: 55.65 [8" CPE, PDI #11]		
OUT: 55.45 [PDI #3]	8" CPE, L=36', S=0.0056'/		



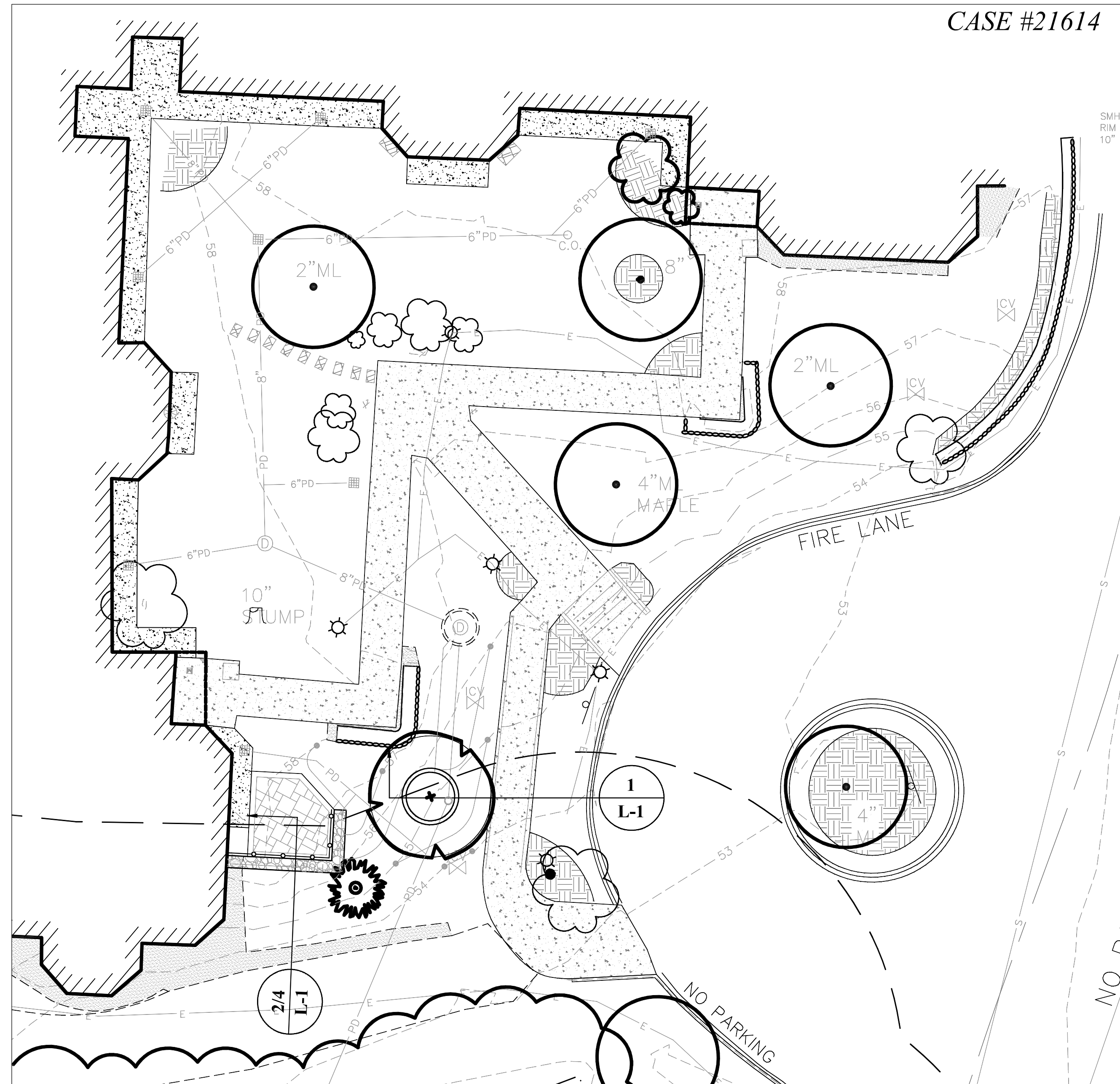
**1 TREE BOX FILTER VENEER**  
NTS



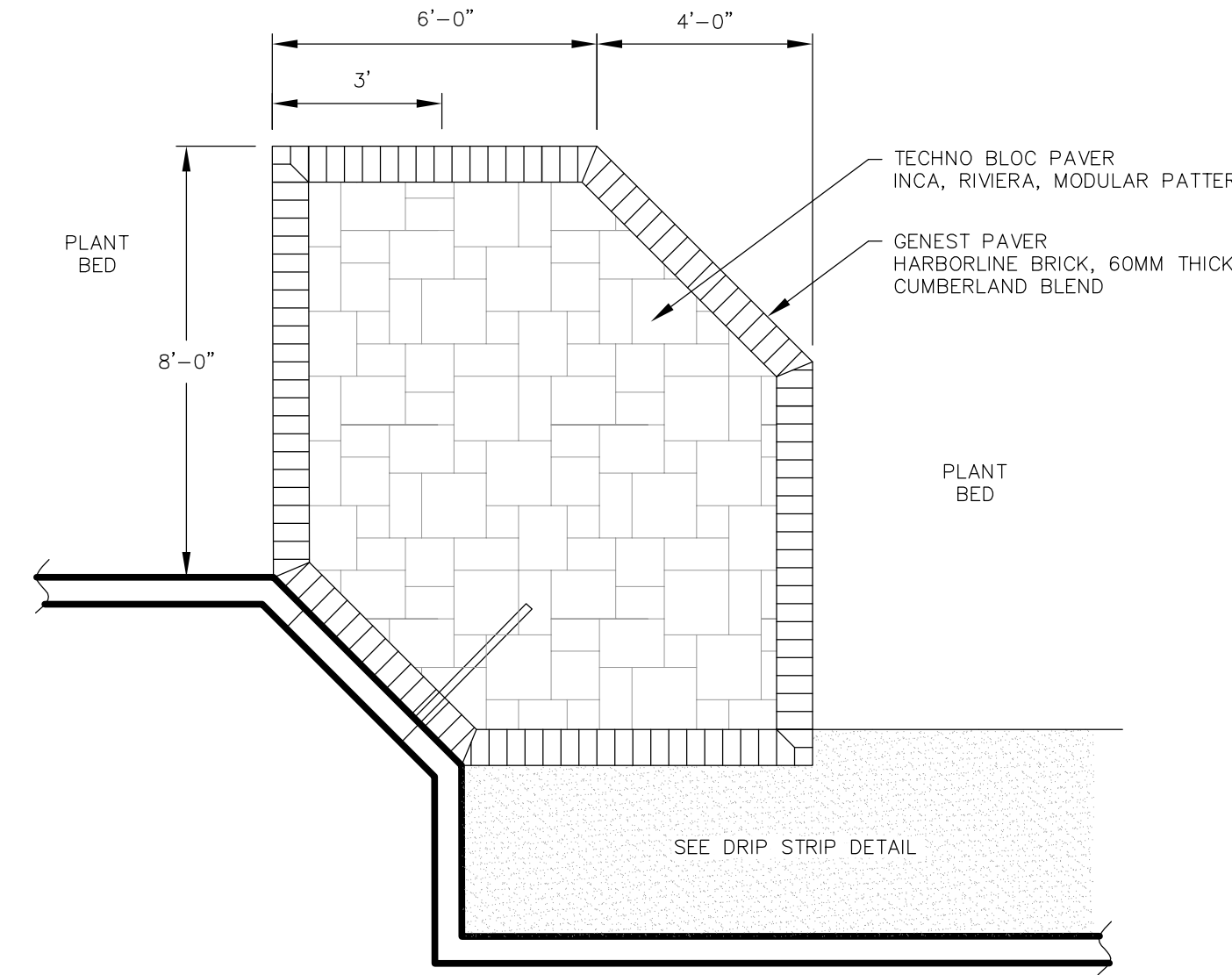
**2 RETAINING WALL & RAILING**  
NTS



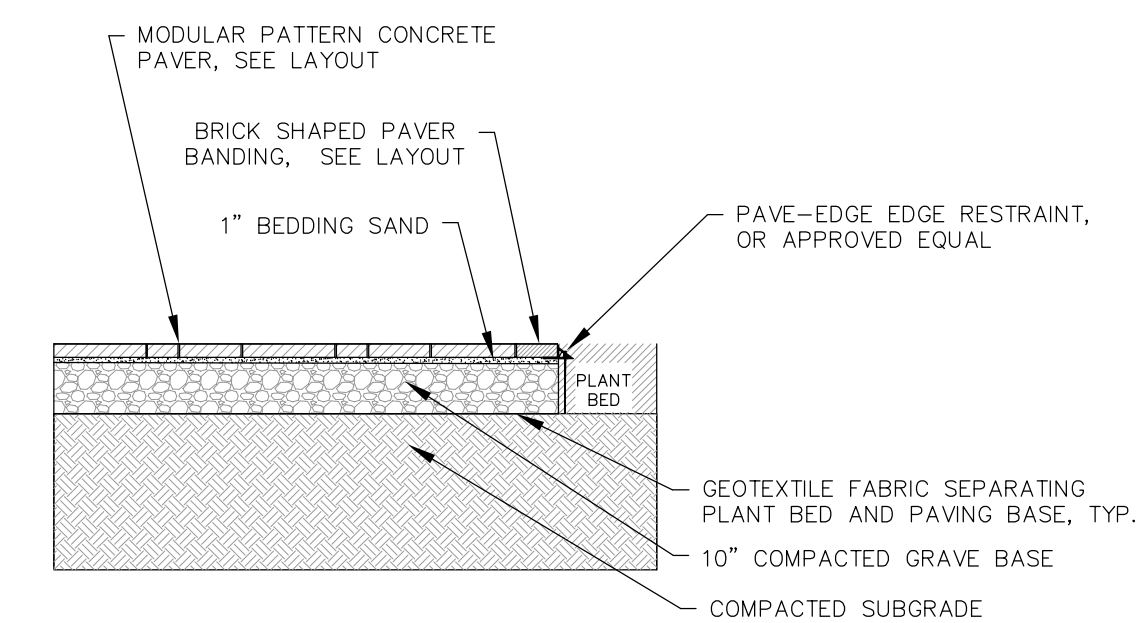
**TREE PLANTING DETAIL**



**3 PAVER PATIO LAYOUT**  
NTS



**3 PAVER PATIO SECTION**  
NTS



**PROJECT NAME AND LOCATION**

Applicant: RiverWoods at Exeter  
7 RiverWoods Drive  
Exeter, NH 03820

LATITUDE: 042° 58' 04" N  
LONGITUDE: 070° 58' 57" W

**DESCRIPTION**

The site work for the project consists of building renovations and site improvements.

**NAME OF RECEIVING WATER**

Closed drainage system draining to wetlands tributary of the Exeter River.

**TEMPORARY EROSION AND SEDIMENT CONTROLS AND STABILIZATION PRACTICES**

All work shall be in accordance with state and local permits.

Siltation barriers shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area, silt fences and hay bale barriers and any earth/dikes will be removed once permanent measures are established.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through hay bale barriers, stone check dams, and silt fences. All storm drain inlets shall be provided with hay bale filters or stone check dams. Stone rip rap shall be provided at the outlets of drain pipes and culverts where shown on the drawings.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion sedimentation measures shall be maintained until permanent vegetation is established.

**INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES**

**A. GENERAL**

These are the general inspection and maintenance practices that shall be used to implement the plan.

- The smallest practical portion of the site shall be denuded at one time. The amount of open area shall be determined by an approved "Construction Sequence Plan" which will be prepared by the contractor and submitted to the engineer at least 30 days prior to construction.
- All control measures shall be inspected at least once each week and following any storm event of 0.5 inches or greater.
- All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
- Built up sediment shall be removed from silt fence or haybale barriers when it has reached one third the height of the fence or bale, or when "bulges" occur.
- All diversion dikes shall be inspected and any breaches promptly repaired.
- Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
- A maintenance inspection report shall be made after each inspection.
- The Contractor's site superintendent shall be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report. The report will be provided to the owner's site representative within 24 hours.
- The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
- An area shall be considered stable if one of the following has occurred:
  - Base coarse gravels have been installed in areas to be paved;
  - A minimum of 85% vegetated growth as been established;
  - A minimum of 3 inches of non-erosive material such as stone or riprap has been installed or
  - Erosion control blankets have been properly installed.

**B. MULCHING**

**1. Timing**

Mulching - mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards that shall be used to assure this.

- Apply mulch prior to any storm event.

This is applicable when working within 100 feet of wetlands. It shall be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.

- Required Mulching within a specified time period.

The time period can range from 21 to 28 days of inactivity on an area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

**2. Mulch Application.**

Type	Standard rate per 1,000 s.f.	Winter rate per 1,000 s.f.	Use and Comments
Hay or Straw	75-92 lbs.	150-185 lbs.	Must be dry and free from mold. May be used with plantings.
Jute and Fibrous Matting	As per manufacturer Specifications	As per manufacturer Specifications	Used in scope areas, water coursed and other areas.
Crushed Stone 1/4" to 1-1/2" dia.	Spread more than 1/2" thick	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Wood chips or bark mulch	460 to 920 lbs.	-	Used mostly with trees and shrub plantings.
Erosion Control Mix	2" thick min.	Per winter season specification	* The organic matter content is between 80 and 100%, dry weight basis. * Particle size by weight is 100% passing a 6" screen and a minimum of 70 %, maximum of 85%, passing a 0.75" screen. * The organic portion needs to be fibrous and elongated. * Large portions of silts, clays or fine sands are not acceptable in the mix. * Soluble salts content is less than 4.0 mmhos/cm. * The pH should fall between 5.0 and 8.0.

**3. Maintenance**

All mulches shall be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by the specified thickness of mulch, additional mulch shall be immediately applied.

**C. TEMPORARY GRASS COVER**

**1. Seedbed Preparation**

Apply fertilizer at the rate of 600 pounds per acre of 10-10-10. Apply limestone (equivalent to 50 percent calcium plus magnesium oxide) at a rate of three (3) tons per acre.

**2. Seeding**

- Utilize annual rye grass at a rate of 40 lbs/acre.
- Where the soil has been compacted by construction operations, loosen soil to a depth of two (2) inches before applying fertilizer, lime and seed.
- Apply seed uniformly by hand, cyclone seeder, or hydroseeder (slurry including seed and fertilizer). Hydroseedings, which include mulch, may be left on soil surface. Seeding rates must be increased 10% when hydroseeding.

**3. Maintenance**

Temporary seedings shall be periodically inspected. At a minimum, 95% of the soil surface should be covered by vegetation. If any evidence of erosion or sedimentation is apparent, repairs shall be made and other temporary measures used in the interim (mulch, filter barriers, check dams, etc.).

**D. FILTERS**

**1. Straw/Hay Bales**

**a. Sheet Flow Applications**

- Bales shall be placed in a single row, lengthwise on the contour, with ends of adjacent bales tightly abutting one another.
- All bales shall be string-tied. Bales shall be installed so that bindings are oriented around the sides rather than along the tops and bottoms of the bales to prevent deterioration of the bindings. The barrier shall be entrenched and backfilled. A trench shall be excavated the width of a bale and the length of the proposed barrier to a minimum depth of four (4) inches. After the bales are staked and chinked, the excavated soil shall be backfilled against the barrier. Backfill soil shall conform to the ground level on the downhill side and shall be built up to four (4) inches against the uphill side of the barrier. Ideally, bales should be placed ten (10) feet away from the toe of slope.
- Each bale shall be securely anchored by at least two (2) stakes driven through the bale. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes shall be driven deep enough into the ground to securely anchor the bales.
- The gaps between bales shall be chinked (filled by wedging) with hay to prevent water from escaping between the bales.

**2. Silt Fence**

- Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier as conforming to the following requirements:

Physical Property	Test	Requirements
Filtering Efficiency	VTM-51	75% minimum
Tensile Strength at 20% Maximum Elongation*	VTM-52	Extra Strength 50 lb/in in (min) Standard Strength 30 lb/in in (min)
Flow Rate	VTM-51	0.3 gal/sf/min (min)

\* Requirements reduced by 50 percent after six (6) months of installation.

Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of six (6) months of expected usable construction life at a temperature range of 0 degrees F to 120° F.

- Posts shall be spaced a maximum of ten (10) feet apart at the barrier location or as recommended by the manufacturer and driven securely into the ground (minimum of 16 inches).
- A trench shall be excavated approximately six (6) inches wide and eight (8) inches deep along the line of posts and upslope from the barrier.
- When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least one (1) inch long, tie wires or hog rings. The wire shall extend no more than 36 inches above the original ground surfaces.
- The "standard strength" filter fabric shall be stapled or wired to the fence, and eight (8) inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
- When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of item (g) applying.
- The trench shall be backfilled and the soil compacted over the filter fabric.
- Silt fences shall be removed when they have served their useful purpose but not before the upslope areas has been permanently stabilized.

**3. Silt Sock or approved equal**

Install and maintain per manufacturer's specifications

**4. Sequence of Installation**

Sediment barriers shall be installed prior to any soil disturbance of the contributing upslope drainage area.

**5. Maintenance**

- Straw/hay bale barrier and silt fence barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired if there are any signs of erosion or sedimentation below them. Any required repairs shall be made immediately. If there are signs of undercutting at the center or the edges, or impounding of large volumes of water, the sediment barriers shall be replaced with a temporary check dam.
- Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.
- Sediment deposits shall be removed when deposits reach approximately one third (1/3) the height of the barrier.
- Any sediment deposits remaining in place after the silt fence or haybale barrier is no longer required shall be removed. The area shall be prepared and seeded.
- Additional stone, if needed, shall be added to the construction entrance, stone lined swales, etc., periodically to maintain proper function of the erosion control structure.

**E. PERMANENT SEEDING**

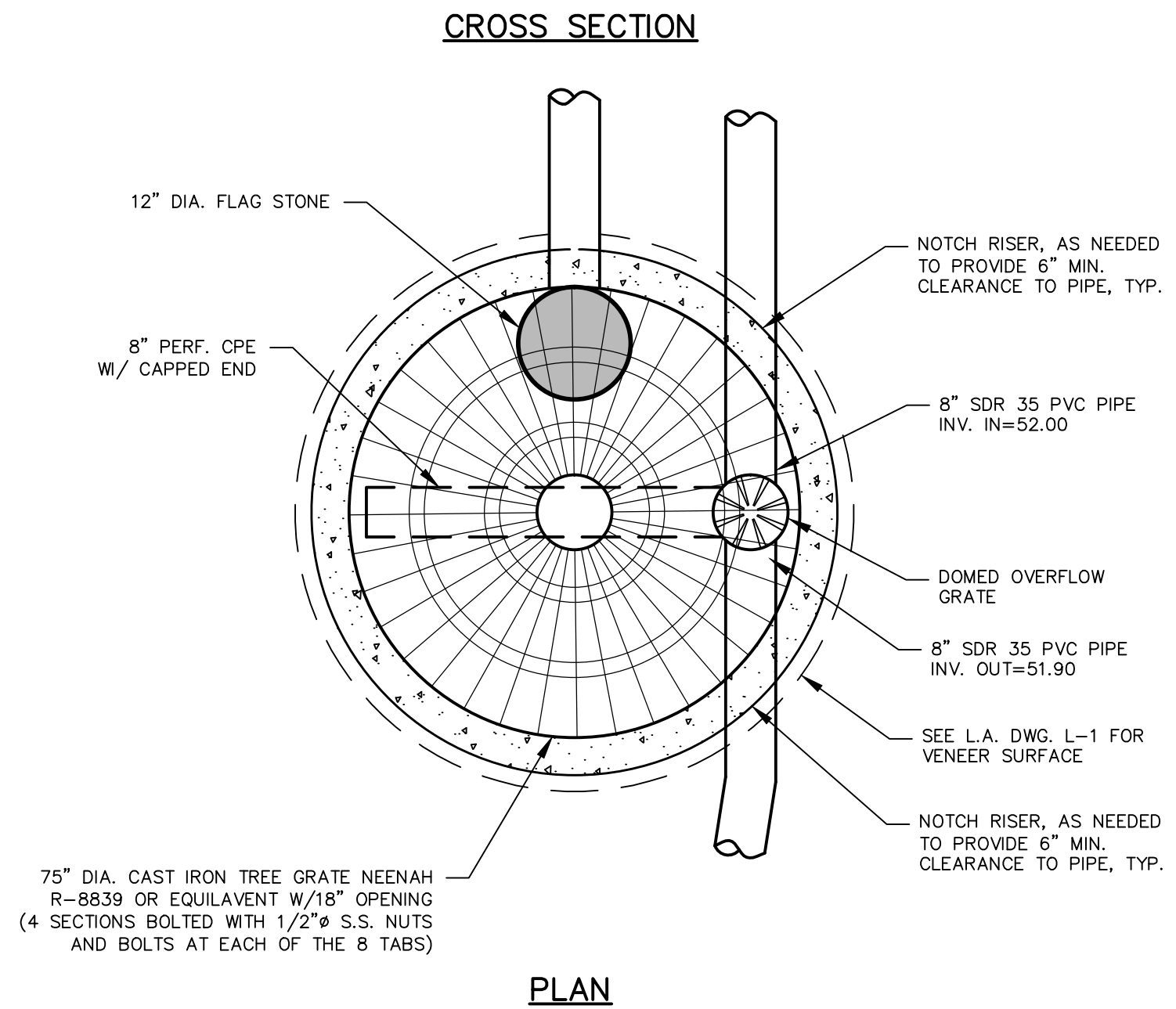
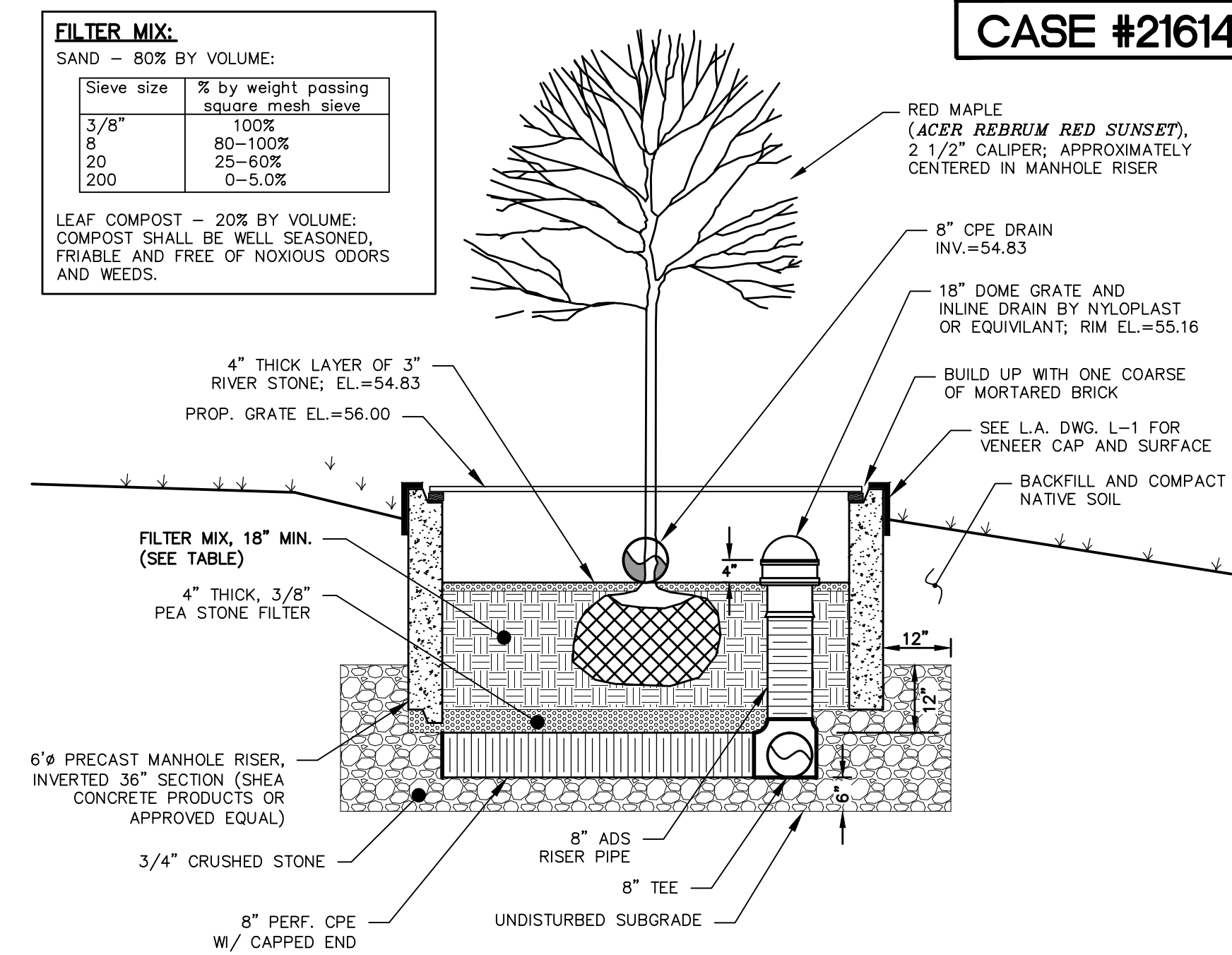
- Bedding - stones larger than 3/4", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil shall be tilled to a depth of 4" to prepare a seedbed and mix fertilizer into the soil. Furnish up to 4" depth of loam, where necessary, to establish the 4" deep seed bed.
- Fertilizer - lime and fertilizer shall be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied.  
Agricultural Limestone @ 100 lbs. per 1,000 s.f.  
10-20-20 fertilizer @ 12 lbs. per 1,000 s.f.
- Seed Mixtures: (See Technical Specifications)
- Sodding - sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding an area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to supplier's specifications. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water coursed, easily erodible soils (fine sand/silt) etc.

**FILTER MIX:**

SAND - 80% BY VOLUME:

Sieve size	% by weight passing square mesh sieve
3/8"	100%
8	80-100%
20	25-50%
200	0-5.0%

LEAF COMPOST - 20% BY VOLUME: COMPOST SHALL BE WELL SEASONED, FRIABLE AND FREE OF NOXIOUS ODORS AND WEEDS.



**PLANTING NOTES:**

- REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE TOP HALF OF ROOT BALL.
- PLACE ROOT BALL IN CENTER ON STRUCTURE. BACKFILL WITH FILTER MIX AND TAMP FIRMLY WITH FOOT.
- TOP OF ROOT BALL SHALL BE SET FLUSH TO 1" ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH FILTER MIX.
- TREE SHALL BE GUYED WITH THREE (3) GUYS, SPACED EVENLY AROUND THE TRUNK. PLASTIC HOSE SECTIONS SHALL BE USED AT ATTACHMENT TO TREE. INSTALL FLAGGING ON GUY WIRES. GUY WIRES SHALL BE REMOVED AFTER FIRST GROWING SEASON.

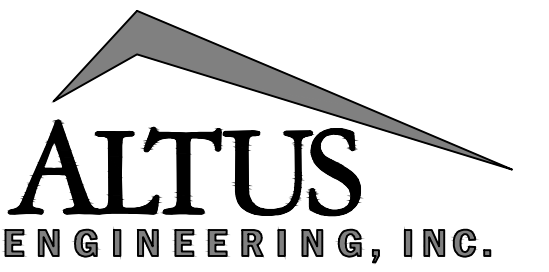
**MAINTENANCE NOTES:**

- INITIAL ESTABLISHMENT: WATER THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD. WATER THE TREE WEEKLY OR MORE FOR THE FIRST GROWING SEASON (TO SUPPLEMENT RAINFALL OF 1" PER WEEK AS NEEDED).
- WEEKLY INSPECTION OF PLANT AND STRUCTURAL COMPONENTS DURING FIRST GROWING SEASON. ANCHORING WIRES SHALL BE ADJUSTED AS NEEDED. IF CONDITION OF TREE INDICATES SIGNS OF DECLINE, IDENTIFY POTENTIAL PROBLEMS AND UNDERTAKE CORRECTIVE MEASURES.
- MONTHLY INSPECTION OF INFLOW AND OUTFLOW MECHANISMS DURING WET PERIOD. CLEAN AS NEEDED.
- BIANNUAL REPLACEMENT OF TOP 1" OF PEA STONE AND 2" OF SOIL FILTER MIX.

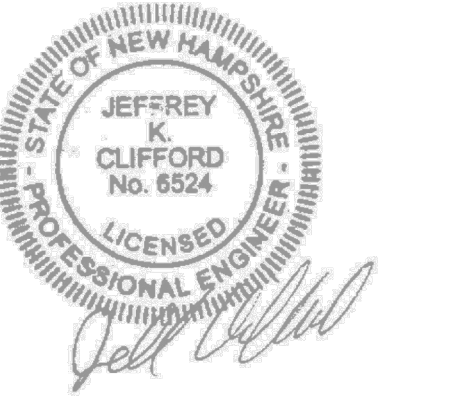
**TREE BOX FILTER DETAIL**

1" = 2"

**CASE #21614**



133 COURT STREET PORTSMOUTH, NH 03801  
(603) 433-2335 www.ALTUS-ENG.com



**NOT FOR CONSTRUCTION**

ISSUED FOR: APPROVAL

ISSUE DATE: AUGUST 16, 2016

REVISIONS	NO.	DESCRIPTION	BY	DATE
0	PB SUBMISSION		JKC	8/16/16

DRAWN BY: RMB  
APPROVED BY: JKC  
DRAWING FILE: 4716.DWG

SCALE: 11"x17": 1" = 20'  
22"x34": 1" = 10'

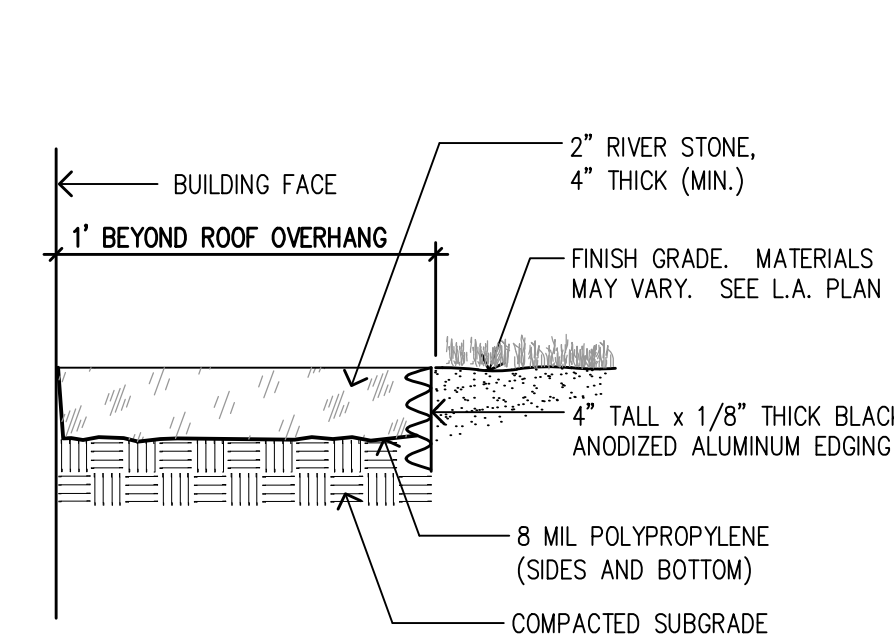
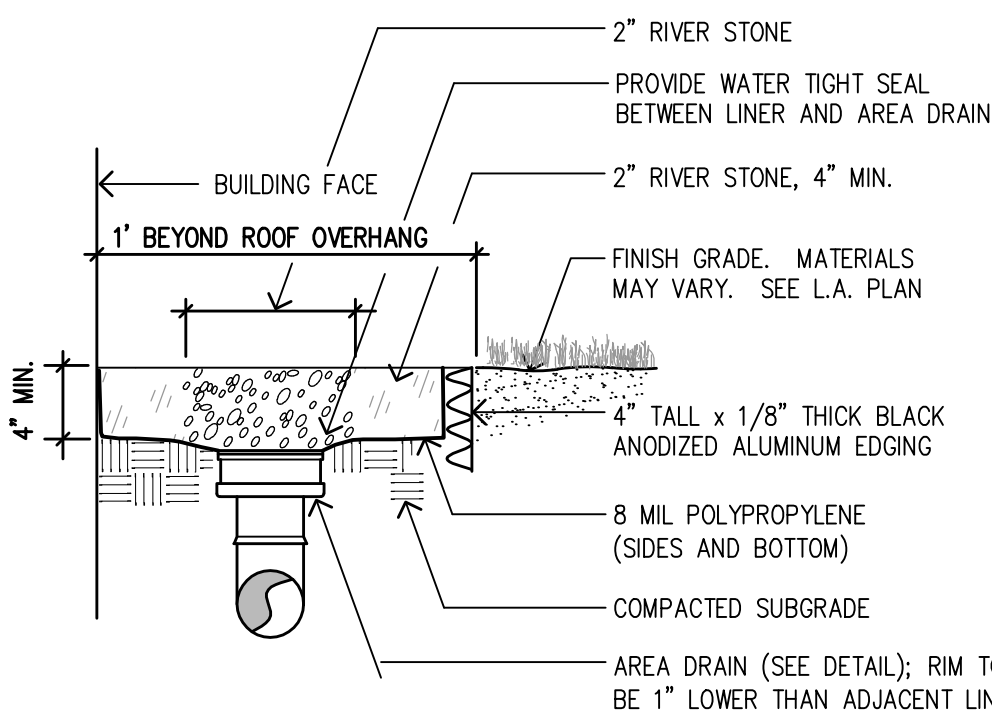
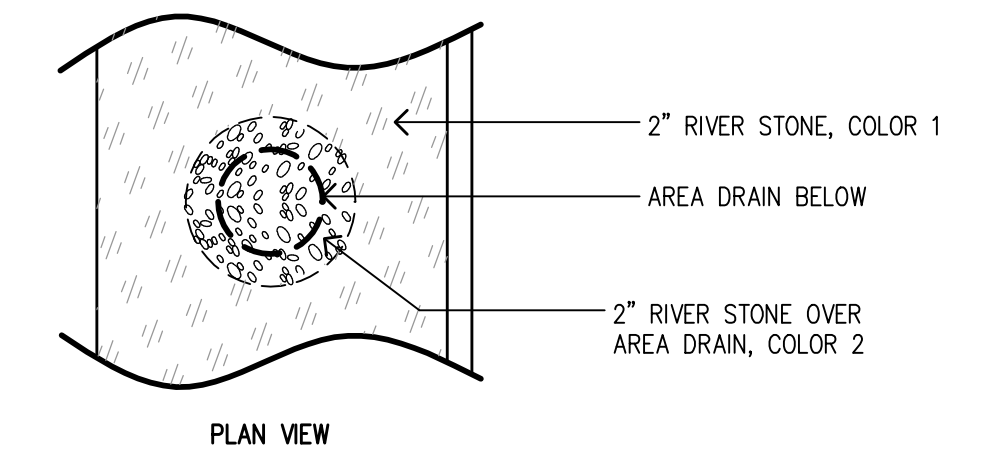
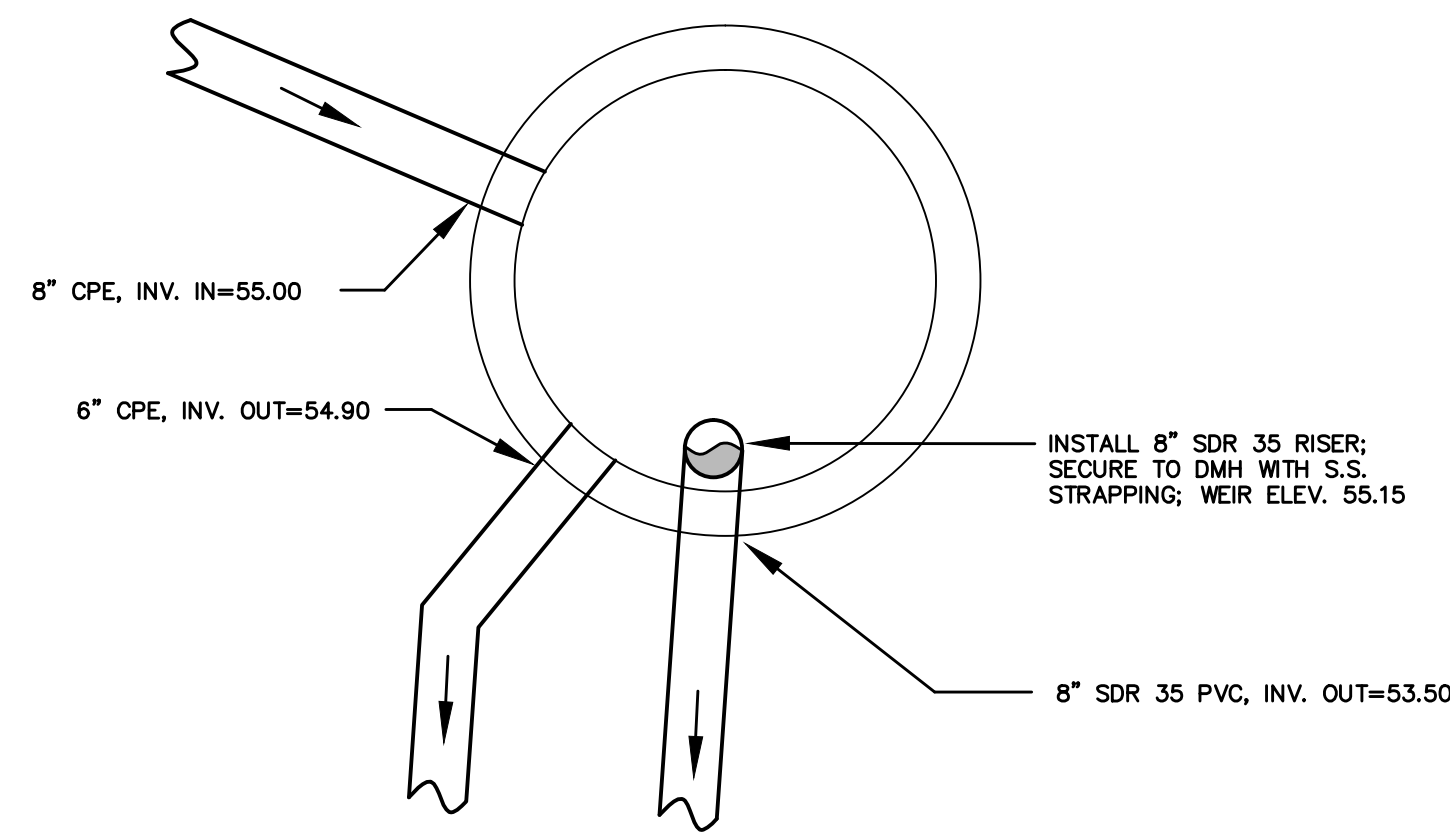
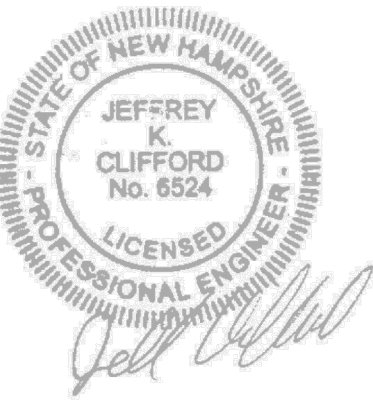
OWNER/APPLICANT: RIVERWOODS AT EXETER  
7 RIVERWOODS DRIVE  
EXETER, NH 03833

PROJECT: RIVERWOODS PINKHAM VILLAGE IMPROVEMENTS  
TAX MAP 97 LOT 23  
7 RIVERWOODS DRIVE  
EXETER, NH 03833

TITLE: EROSION CONTROL NOTES AND DETAILS

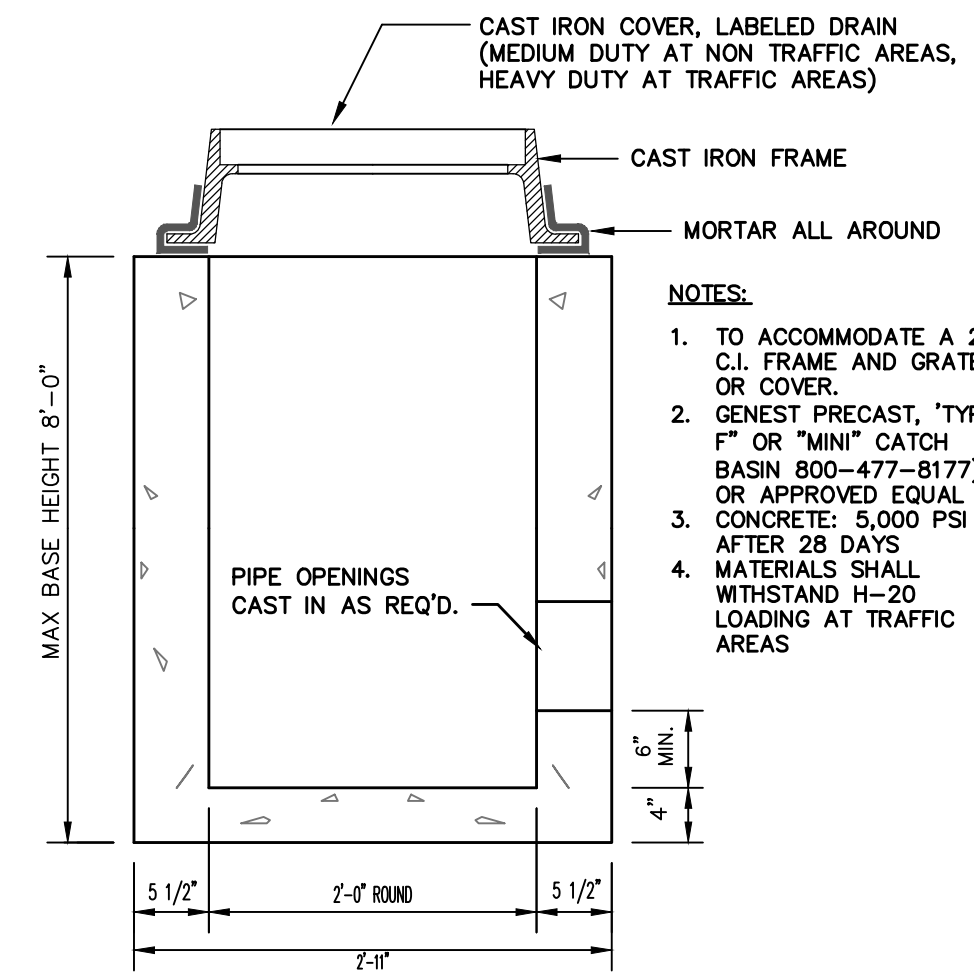
SHEET NUMBER: C - 3





**DRIP STRIP - TYPE A**  
NOT TO SCALE

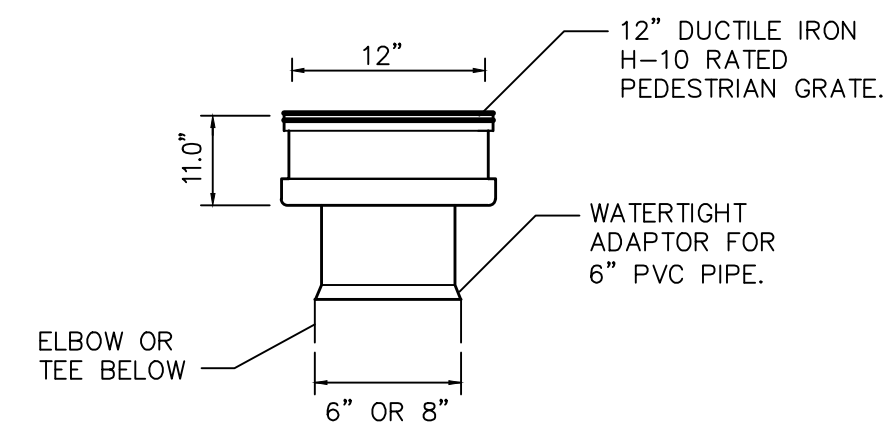
**DRIP STRIP - TYPE B**  
NOT TO SCALE



**DROP INLET STRUCTURE**  
NOT TO SCALE

- NOTES:
- TO ACCOMMODATE A 24" C.I. FRAME AND GRATE OR COVER.
  - GENEST PRECAST, "TYPE F" OR "MINI" CATCH BASIN 800-477-8177) OR APPROVED EQUAL.
  - CONCRETE: 5,000 PSI AFTER 28 DAYS.
  - MATERIALS SHALL WITHSTAND H-20 LOADING AT TRAFFIC AREAS.

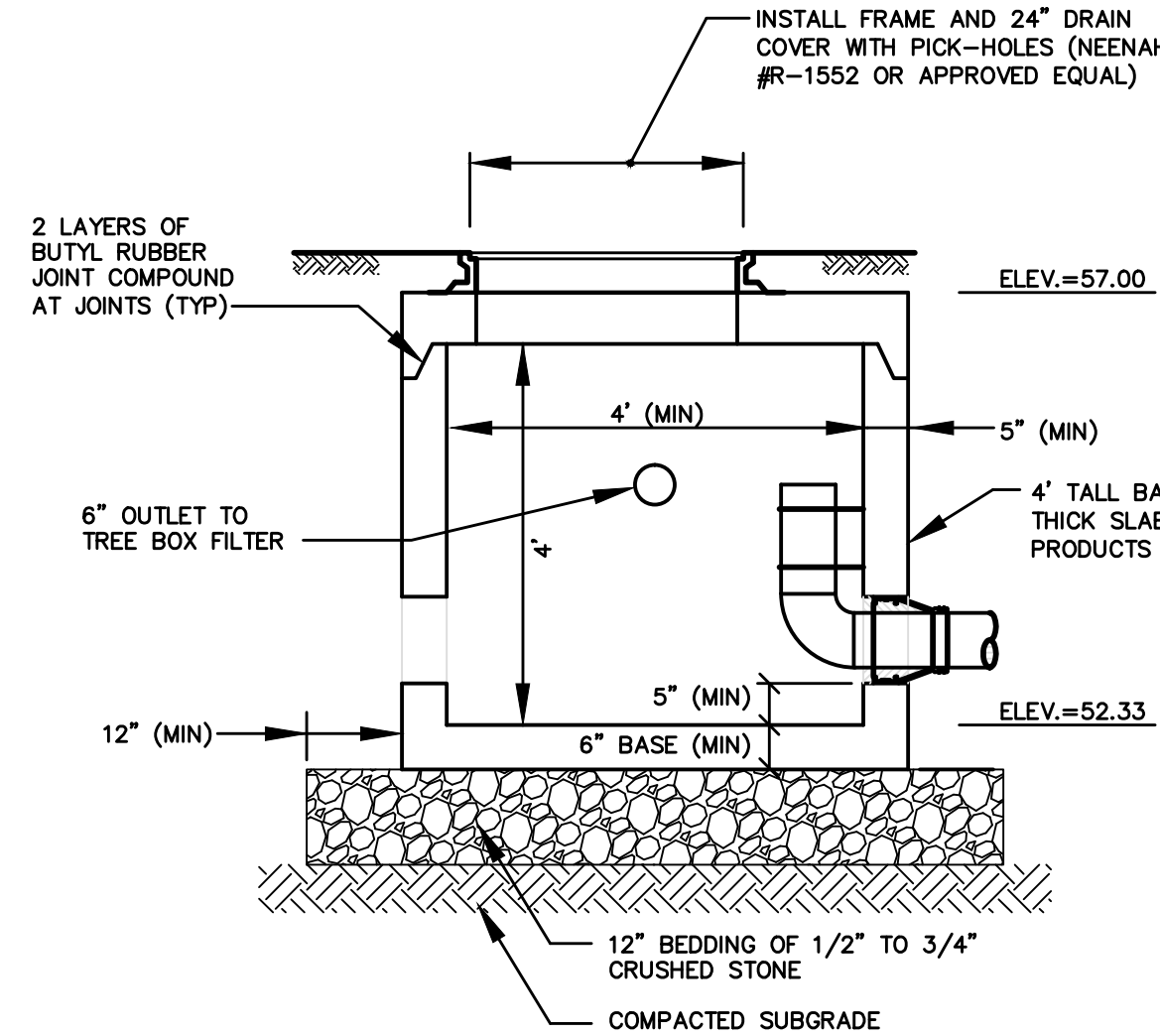
- NOTES:
- AREA DRAIN TO BE 12" DIAMETER PVC AS MANUFACTURED BY ADS (1-800-821-6710), NDS, INC. (1-800-726-1994) OR APPROVED EQUAL.
  - THE CONTRACTOR SHALL INSTALL THE INLINE DRAIN AS PER THE MANUFACTURERS RECOMMENDATIONS AND AS SHOWN IN THE DRAWINGS.



**12" AREA DRAIN AND GRATE**  
NOT TO SCALE

**STANDARD TRENCH NOTES**

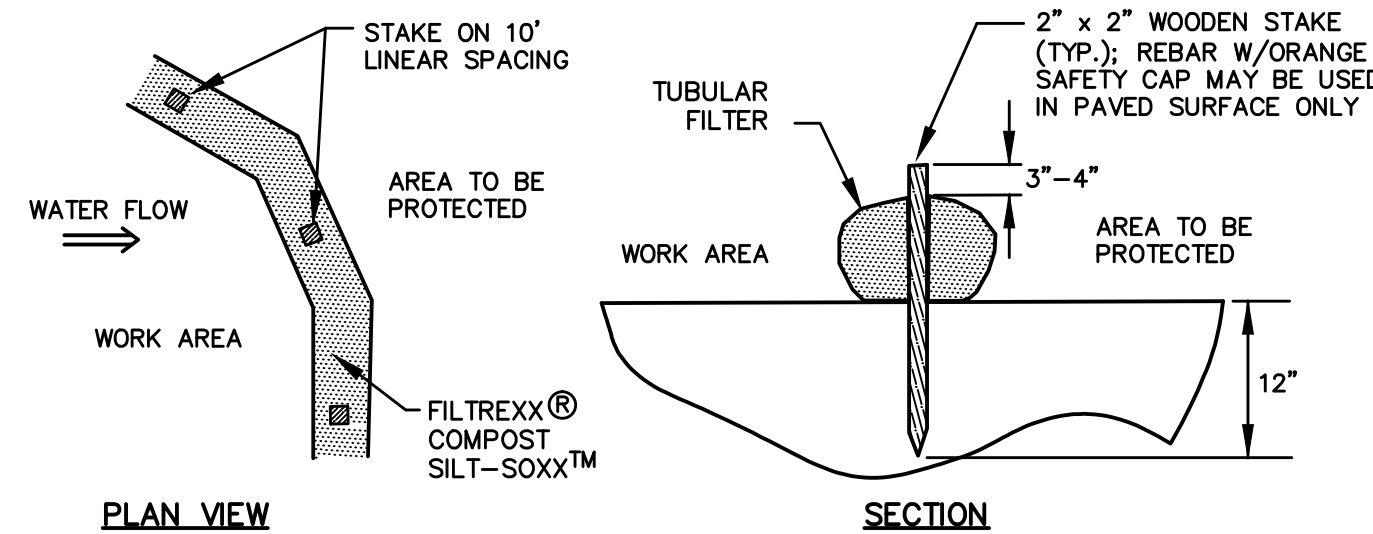
- ORDERED EXCAVATION OF UNSUITABLE MATERIAL BELOW GRADE: BACKFILL AS STATED IN THE TECHNICAL SPECIFICATIONS OR AS SHOWN ON THE DRAWING.
- BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATTER AND MEETING THE GRADATION SHOWN IN THE TRENCH DETAIL. WHERE ORDERED BY THE ENGINEER TO STABILIZE THE BASE, SCREENED GRAVEL OR CRUSHED STONE 1-1/2 INCH TO 1/2 INCH SHALL BE USED.
- SAND BLANKET: CLEAN SAND FREE FROM ORGANIC MATTER MEETING THE GRADATION SHOWN IN THE TRENCH DETAIL. BLANKET MAY BE REPLACED WITH BEDDING MATERIAL FOR CAST-IRON, DUCTILE IRON, AND REINFORCED CONCRETE PIPE PROVIDED THAT NO STONE LARGER THAN 2" IS IN CONTACT WITH THE PIPE AND THE GEOTEXTILE IS RELOCATED ACCORDINGLY.
- SUITABLE MATERIAL: IN ROADS, ROAD SHOULDERS, WALKWAYS AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED DURING THE COURSE OF CONSTRUCTION, BUT SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, ALL WET OR SOFT MUCK, PEAT, OR CLAY, ALL EXCAVATED LEDGE MATERIAL, ALL ROCKS OVER 6 INCHES IN LARGEST DIMENSION, AND ANY MATERIAL WHICH, AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. IN CROSS COUNTRY CONSTRUCTION, SUITABLE MATERIAL SHALL BE AS DESCRIBED ABOVE, EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK, OR PEAT, IF SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLE RECONSTRUCTION WILL BE PRESERVED.
- BASE COURSE AND PAVEMENT SHALL MEET THE REQUIREMENTS OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES - DIVISIONS 300 AND 400 RESPECTIVELY.
- SHEETING, IF REQUIRED: WHERE SHEETING IS PLACED ALONGSIDE THE PIPE AND EXTENDS BELOW MID-DIAMETER, IT SHALL BE CUT OFF AND LEFT IN PLACE AT AN ELEVATION 1 FOOT ABOVE THE TOP OF PIPE. WHERE SHEETING IS ORDERED BY THE ENGINEER TO BE LEFT IN PLACE, IT SHALL BE CUT OFF AT LEAST 3 FEET BELOW FINISHED GRADE, BUT NOT LESS THAN 1 FOOT ABOVE THE TOP OF THE PIPE.
- W = MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES. FOR PIPES GREATER THAN 15 INCHES IN NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE OUTSIDE DIAMETER (O.D.) ALSO, W SHALL BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.
- FOR CROSS COUNTRY CONSTRUCTION, BACKFILL, FILL AND/OR LOAM SHALL BE MOUND TO A HEIGHT OF 6 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- CONCRETE FOR ENCASEMENT SHALL CONFORM TO THE NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS STANDARD SPECIFICATION REQUIREMENTS FOR CLASS A (3000#) CONCRETE AS FOLLOWS:  
CEMENT: 6.0 BAGS PER CUBIC YARD  
WATER: 5.75 GALLONS PER BAG  
CEMENT MAXIMUM SIZE OF AGGREGATE: 1 INCH  
CONCRETE ENCASEMENT IS NOT ALLOWED FOR PVC PIPE.
- CONCRETE FULL ENCASEMENT: IF FULL ENCASEMENT IS UTILIZED, DEPTH OF CONCRETE BELOW PIPE SHALL BE 1/4 I.D. (4" MINIMUM). BLOCK SUPPORT SHALL BE SOLID CONCRETE BLOCKS.
- NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES DESIGN STANDARDS REQUIRE TEN FEET (10') SEPARATION BETWEEN WATER AND SEWER. REFER TO TOWN'S STANDARD SPECIFICATIONS FOR METHODS OF PROTECTION IN AREAS THAT CANNOT MEET THESE REQUIREMENTS.



**PDMH #2 DETAIL**  
NOT TO SCALE

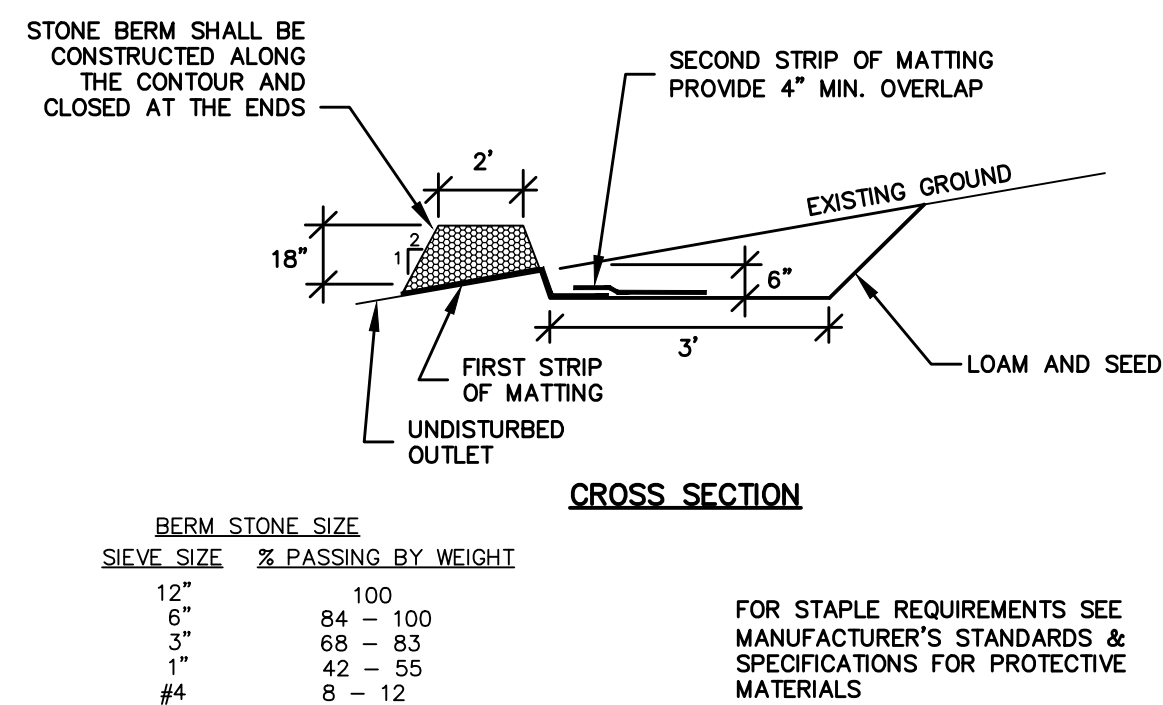
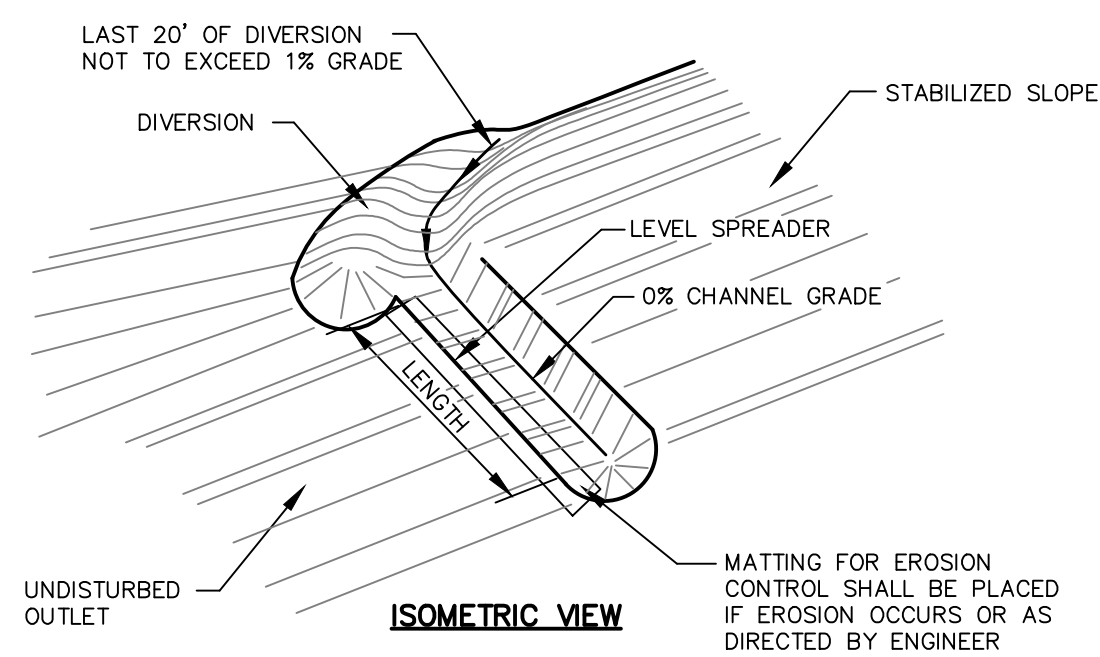
**NOTES**

- ALL SECTIONS SHALL BE CONCRETE CLASS AA (4000 PSI).
- CIRCUMFERENTIAL REINFORCEMENT SHALL BE 0.12 SQ. IN. PER LINEAR FT. IN ALL SECTIONS AND SHALL BE PLACED IN THE CENTER THIRD OF THE WALL.
- THE TONGUE OR GROOVE OF THE JOINT SHALL CONTAIN ONE LINE OF CIRCUMFERENTIAL REINFORCEMENT EQUAL TO 0.12 SQ. IN. PER LINEAR FT.
- ALL MANHOLE STRUCTURES SHALL BE DESIGNED FOR H20 LOADING. USE H-20 LOADING SLAB TOP SECTION.
- MANHOLE STEPS ARE NOT PERMITTED.
- PIPE OPENING (PIPE O.D.+2") FITTED WITH APPROVED SEAL SLEEVE OR KOR-N-SEAL BOOT AND FULLY GROUTED AROUND PIPE FOR A WATERTIGHT CONNECTION (TYP).

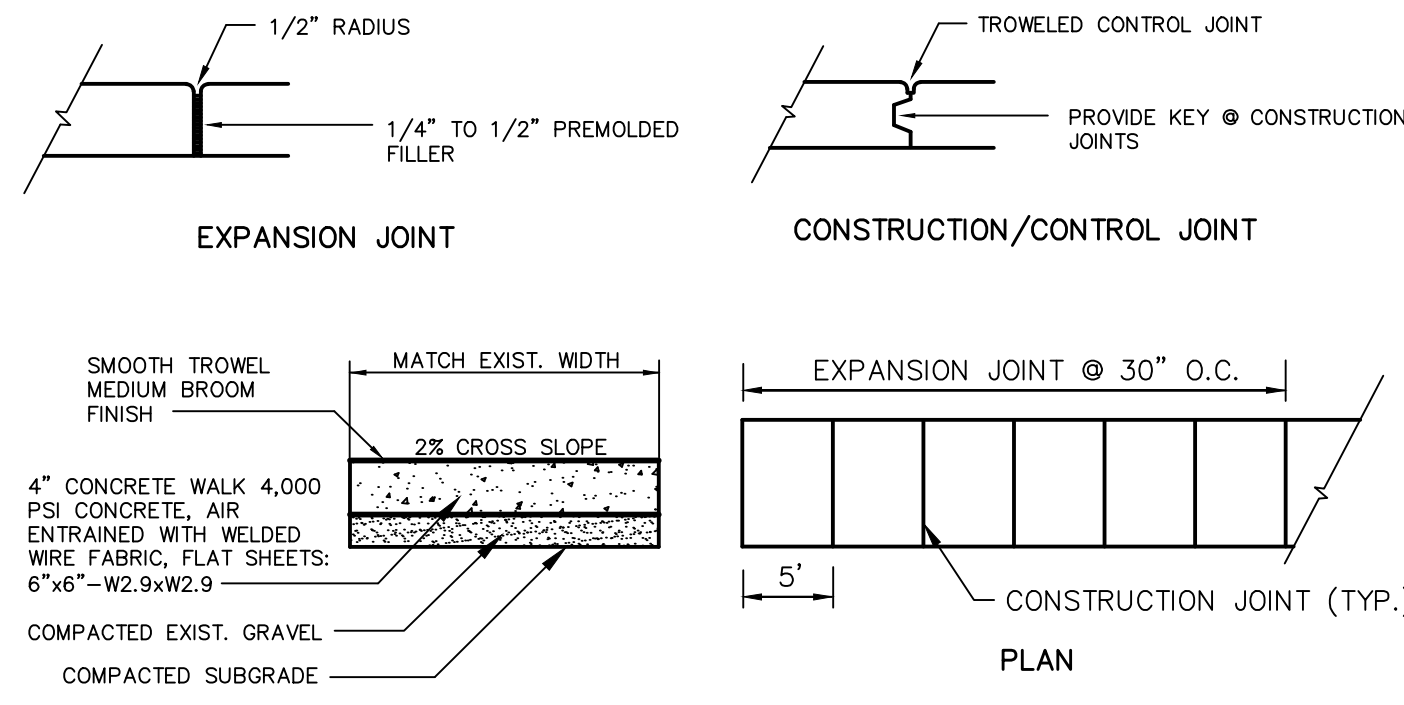


- NOTES:
- SILTSOXX OR APPROVED EQUAL SHALL BE USED FOR TUBULAR SEDIMENT BARRIERS.
  - ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS.
  - COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
  - ALL SEDIMENT TRAPPED BY BARRIER SHALL BE DISPOSED OF PROPERLY.

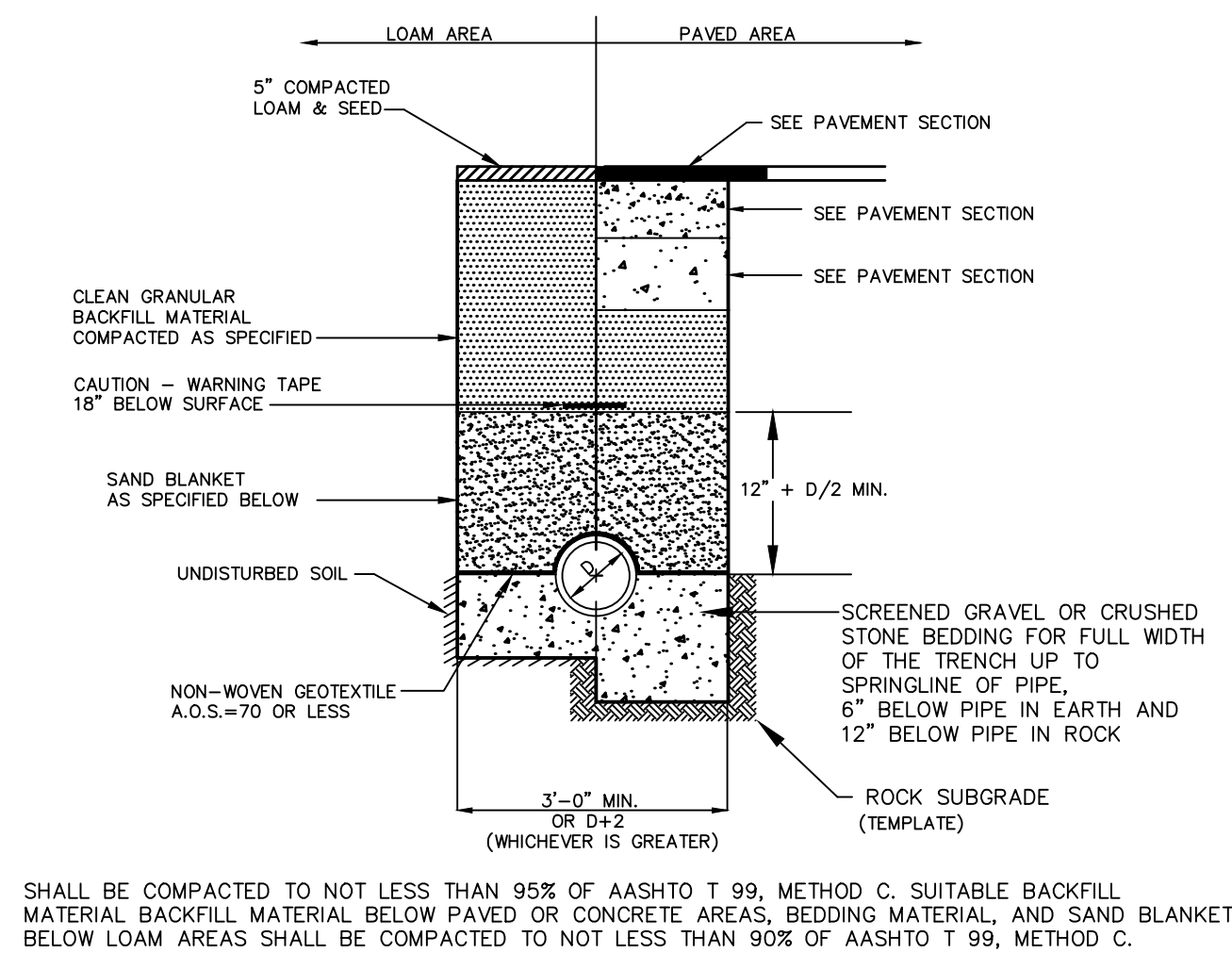
**TUBULAR SEDIMENT BARRIER DETAIL**  
NOT TO SCALE



**LEVEL SPREADER**  
NOT TO SCALE



**CONCRETE SIDEWALK REPAIR DETAIL**  
NOT TO SCALE



SHALL BE COMPACTED TO NOT LESS THAN 95% OF AASHTO T 99, METHOD C. SUITABLE BACKFILL MATERIAL BELOW PAVED OR CONCRETE AREAS, BEDDING MATERIAL, AND SAND BLANKET BELOW LOAM AREAS SHALL BE COMPACTED TO NOT LESS THAN 90% OF AASHTO T 99, METHOD C.

SAND BLANKET/BARRIER		SCREENED GRAVEL OR CRUSHED STONE BEDDING	
SIEVE SIZE	% FINER BY WEIGHT	SIEVE SIZE	% PASSING BY WEIGHT
1/2"	90 - 100	1"	100
200	0 - 15	3/4"	90 - 100
		3/8"	20 - 55
		# 4	0 - 10
		# 8	0 - 5

\* EQUIVALENT TO STANDARD STONE SIZE #67 - SECTION 703 OF NHDOT STANDARD SPECIFICATIONS

**UTILITY TRENCH SECTION**  
NOT TO SCALE

NOT FOR CONSTRUCTION

ISSUED FOR: APPROVAL

ISSUE DATE: AUGUST 16, 2016

NO.	DESCRIPTION	BY	DATE
0	PB SUBMISSION	JKC	8/16/16

DRAWN BY: RMB  
APPROVED BY: JKC  
DRAWING FILE: 4716.DWG

SCALE:  
11"x17": 1" = 20'  
22"x34": 1" = 10'

OWNER/APPLICANT:  
**RIVERWOODS AT EXETER**  
7 RIVERWOODS DRIVE  
EXETER, NH 03833

PROJECT:  
**RIVERWOODS PINKHAM VILLAGE IMPROVEMENTS**  
TAX MAP 97 LOT 23  
7 RIVERWOODS DRIVE  
EXETER, NH 03833

TITLE:

DETAIL SHEET

SHEET NUMBER:

C - 4

Hello all: First, thanks for taking your time to read this; a bit long but brings out the relevant points in sufficient detail. We appreciate your time.

At this summer's Con Com work session regarding the Raynes Barn it was agreed that Kristen and I would discuss the LCHIP grant schedule and see how it might align with the Town's budget process. We did that on August 30<sup>th</sup>. The following is the essence of our discussion regarding the schedule as well as recommendations for obtaining funds to repair and renovate Raynes Barn.

#### **Background:**

The take away from the work session was that the Con Com should prepare an LCHIP Historic Structures grant proposal for either 2017 or 2018 and include all of the required repair/renovation item in the proposal. Let's call that the cost proposal. A general summary of what would be included was discussed in previous Con Com meetings but will need to be updated for scope and cost estimates. The total amount could approach \$200,000.

In that LCHIP requires a 50% match, the Town would need to appropriate by some means (either as a budget line item or by warrant-selectman's or citizens warrant) \$100,000. We also discussed the possibility of including the Town's portion in next year's (calendar year 2017) CIP. There was also consensus that the Con Com needs to continue building the base of support for Raynes Farm and barn through selective uses of the property.

#### **Grant Timeline Coordination:**

Attached is a link to the LCHIP site and the 2016 grant schedule.

<http://lchip.org/index.php/for-applicants/2016-grant-schedule>

We assume that the 2017 or 2018 schedule may be similar. The grant round schedule begins in May of the applicable year, with applications due in June and the award selections in November of that year. The process would require that we have all of the applicable information (i.e. scope of work and cost estimates) ready by late May.

The Town's budget process is somewhat concurrent and begins in August, proceeds via various boards and committees and is well documented by January in preparation for the deliberative session in February and town meeting in March. That means that any budget submission info would be required by mid-summer.

Considering both schedules it appears that we can coordinate the schedules considering the following:

- Prepare all information of the cost proposal for the grant and Town's budget by early May of the submission year.
- Follow the grant cycle schedule and submit the grant in June., on a 50/50 share basis
- Include the town share of the grant proposal in the Town's budget cycle in August of that year
- Consider making the Town's budget proposal conditional upon receiving the LCHIP grant approval in Dec.
- And/or have a plan B to proceed with some portion of the repair funding if the grant is not approved.

Thus we will know by December of the application year if the grant is approved. If yes, we move forward with the Town's portion in the budget process. If not approved the Town's budget portion is withdrawn or moves forward (Plan B) with an amount to accomplish the most essential repair items.

#### **Other Discussion Items:**

Kristen and I then discussed the following items that were also reviewed in the work session.

- LCHIP grant proposal requirements state that historic structures such as the barn must have a Determination of Eligibility (DOE) or be on the NH Register of Historical Places. Based on the documentation prepared in 2002 ( Historic Structures Report, Chase Wiggins Barn Baseline Documentation, and the NHDHR Inventory form) it appears that the barn is eligible for such registration. Because the documents are 14 years old and there have been renovation/repair improvements, the documents will need to be updated. Obtaining a DOE based on the farm and barn history as documented should not be a problem. However having the barn listed on the Register would surely assist in the proposal review with LCHIP.
- Kristen met with Paula Belmore from LCHIP earlier this year who was enthusiastic about the possibility of LCHIP support. Paula also said that there may be grant funds available for documentation preparation. Kristen agreed to contact Paula and discuss the proposal concept.
- That updating could be accomplished by volunteer effort or perhaps by engaging the services of the Preservation Company who prepared the original documents; or a combination of both. An inquiry may find that the services are reasonable and affordable. Here is a link: <http://preservationcompany.com>
- At the work session there was a sense that registering the barn on the NH Register of Historical Places would certainly help in achieving success. Preparation of the application for registration could be accomplished by volunteers or by engaging a consultant such as the Preservation Company.
- Timing: Preparing the grant application, acquiring estimates for the repair and restoration work, reviewing proposals and preparing budget submissions will take time; considerable time. So we recommend that such work be accomplished in calendar year 2017 and the grant application and budget submission be in 2018. Even so there could be a submission in the 2017 CIP.
- Kristen and I then met with Kevin Smart, from Exeter's PWD, at the barn to discuss the repair and renovations and ask for his assistance in obtaining cost estimates. As a first priority, Kevin agreed to obtain a contractors quotation for the repairs to the foundation wall. Other estimates may be possible once we have more specific scope information. While we were there we discussed the LCHIP proposal concept with Kevin who has solid experience working with the town's budget committee. He is of the opinion that placing an annual amount in the town budget (perhaps \$10K to \$15K each year) and then addressing the required work step by step over a longer period of time may be more successful than asking for one large sum. Sharing this not to confuse but to be sure we take in all suggestions.

#### **Recommendations:**

- Prepare documentation in 2016/2017 for submission in 2018.
- Have a preliminary and advisory discussion with Paula Belmore.
  - Inquire of the Preservation Company as to a fee for preparing documentation. And then determine if there is LCHIP grant funding for documentation preparation. Update the 2003 documents and apply for the NHDR Register; either by volunteers, a consultant or combination of both.
- Consider inserting a budget item in next year's (calendar year 2017) CIP for the Town's share (50%) of the grant proposal.
- Continue to develop a base of support for Raynes Farm and barn through use and events.
- Hold another working session when appropriate.

Thanks: Kristen and Don

**DRAFT MINUTES**  
**CONSERVATION COMMISSION**  
**August 9, 2016**

**1. Call to Order:**

The session was called to order by Bill Campbell, Vice Chair, at 7:02 pm.

**a. Introduction of Members Present:**

Members present were Alyson Eberhardt, Andrew Koff (Treasurer), Todd Piskovitz, Bill Campbell (Vice Chair/Acting Chair), Virginia Raub, (Clerk), and Anne Surman (BOS Representative). Also present were staff members Kristen Murphy (Natural Resources Planner) and David Pancoast (Recording Secretary). Don Clement, Selectman, was also in the audience as was Jennifer Perry (DPW Director). Members of the public were present as well.

**b. Public Comment:**

There was none.

**2. Action Items:**

**a. Rockingham Planning Commission C-Rise Presentation (Julie LaBranche, RPC)**

Julie LaBranche, Senior Planner of the Rockingham Planning Commission and Project Manager for the C-Rise Project (acronym for “Climate Risk in the Seacoast” area), funded through NOAA. It is a vulnerability assessment of all seacoast lands within tidal range and beyond affected by sea level rise and storm surge in the future. It involves a projection out to Year 2100 with a low of 1.7 feet, intermediate of 4 feet and high scenario of 6.3 feet. It looks at effects of sea level rise on the coastal flood plain, over time, as seawater levels rise. It looks at 3 categories of assets: transportation assets (roads, bridges, culverts and drainage infrastructure), critical facilities in affected communities, and natural resource assets in each community. It covers the geography of the 10 coastal communities and inland “head-of-tide” communities, from Rochester/Rollinsford down to this area. She

presented base maps and wanted to get the Commission's reaction to them and see what impacts may arise in Exeter from a natural resources perspective and critical issues that should be addressed. The target sea rise elevations are measured all along the coastal area from mean high water levels that exist as averaged over a 15 year period and the use of a high resolution topographic model with 2 foot contours as a basis of the flood scenarios at all three target rise elevations, to identify uplands not affected or subject to tidal action today that may be subjected to daily tidal action or storm surges in the future. They are meeting with local decision-makers in the communities and hope to form a work group. The next meeting is in September. The mapping is complete and they will have a customized report that outlines all of the impact data and assessment data for each town. They are also reaching out to stakeholders and others who have an interest in the impacts. She will try to get the maps online, which will be in high resolution PDFs.

Ms. Eberhardt asked how aquatic organisms are going to be evaluated. Ms. LaBranche said the work involved culvert issues and their evaluation and performance in precipitation increase scenarios (there is a 20% increase projected by the year 2100), and that passage of aquatic organisms through the culverts would be evaluated.

Mr. Campbell said the Squamscott River would be affected, down along Swasey Parkway and Exeter Road. Ms. LaBranche mentioned Wheelwright Creek passes under and along Portsmouth Ave and would be affected by storm surge as well. Also, two fingers of marsh that are along Rte 85, on the other side of Rte 101 and residential areas along there that are low-lying could be affected. Most inland tidal communities will have very little impact in their core 'downtown areas' as they were built as "hilltop" towns, outside of most low areas with little existing or surviving infrastructure that was built along the rivers. They did another assessment last year called 'Tides to Storms' which showed substantial impact to low-lying lands and tidal marsh as well as barrier beach systems like in Hampton and Seabrook.

The Commission gathered around a separate table and spent time looking at the maps from 7:15 to 7:25 pm, during which there was explaining map color coding, the maps generally, and certain features in Exeter. Some risk areas in Town were pointed out on the maps. Sea level rise in 2050 would likely only be a maximum of 2 ft, hence the reason for the 2100 projection. Ms. LaBranche said she would leave copies of the maps with the Town (Kristen Murphy, NRP) for review and use.

Ms. Raub mentioned that the forthcoming report would be helpful for the current Master Plan development. There was discussion on the Master Plan integration with this information. Ms. LaBranche said there is a funding limit to outreach, so any way to get the word out to people would be very helpful. The Commission returned to the dais at 7:25 pm.

**b. Proposed acquisition of proposed a 4.7 acre lot by the Department of Public Works (Jennifer Perry, DPW Director):**

DPW Director Jennifer Perry said this was an opportunity for the Town to acquire an abutting property to the DPW property on Newfields Road. The owners have 2 lots, this being a separate back lot, east of the railroad tracks, next to the DPW parcel there. There is no access and it's a no build parcel for the owners under a restriction put on it when the lands around it were developed during the 1950's-60's. The ConCom apparently had no interest in it in late 2014, but parcel is only 4.7 acres so was not large enough to be of interest. DPW was approached and has worked with the Board of Selectmen on the purchase. A Purchase & Sales Agreement has been signed. She is here to get Commission support for the purchase, as required under RSA 41.14.c, which requires her to go to both the ConCom and the Planning Board for their support, then back to the BOS to hold 2 public hearings on the purchase. There was an appraisal and a reasonable value was hashed out with the owners. There is an aerial view in the Packets showing the boundaries overlain on the property. The DPW site is

to the south and it has agreed to do a 25 ft setback. If they can purchase it, DPW would be back before the Planning Board later on to get a lot line adjustment. It makes no sense to have setbacks from the current DPW parcel so that would be hashed out at that time.

Mr. Campbell said there was a nursery project conducted nearby in conjunction with DPW, but the trees grew faster than the ConCom could move them out. Ms. Perry said DPW uses it as a staging area for young trees before planting them elsewhere in Town and to temporarily put trees there that have been removed. Mr. Campbell wanted to know if DPW had checked the land for contaminants. Ms. Perry said she spoke to older locals there who were familiar with the site and said there was no greenhouse there, it was just a tree plantation. Mr. Campbell asked about the appraisal being lower than the purchase price. Ms. Perry said it was done with comparable sales, in 2015 but still holds valid. Ms. Surman asked if testing for pesticides could be done to be sure there are no hazardous wastes there. Removal mitigation for such things is expensive. She just wanted the Town to check it to be safe. Ms. Perry said absence testing is expensive, several to many thousands of dollars. She didn't think it advisable to do such testing at this time, as the Town will not be using it for groundwater. There is a well onsite at the DPW facility with only average capacity, so DPW is looking to the Capital Improvement Program ("CIP") this year for a possible extension of the Town water up Newfields Road that would take care of that. The only real possible use is for an expansion of the existing DPW facility there, and another newer highway storage building. The Facilities Study of 2014 showed the DPW building there to be inadequate for roofing issues, so it needs to be replaced. This is prudent Town planning for the future. There was no other input.

Ms. Murphy said DPW is asking for an acquisition recommendation to the BOS. Ms. Raub moved that, Ms. Eberhardt seconded and it passed unanimously.

**c. Standard Dredge and Fill and Conditional Use Permit applications by C3I for development at 8 Commerce Way, Tax Map 48-3 (Brendan Quigley)**

Brendan Quigley of Gold Environmental Services said the project consists of construction of an 8,000 sq ft building in an upland area, with applications for impacts under both the Shoreland and Wetlands Protection Districts. The main wetland impact is an access crossing to be put in at the narrowest point, which wetlands are the headwaters of North Brook. The wetland crossing is over the stream head and a very small area of wetlands beside it. To provide access and road alignment with minimal impact is the reason for the crossing location. The total impact will be 2600 sq ft of wetlands and stream impact. They will install a 36 foot wide open bottom culvert that is 56 inches wide at the bottom, which is wider than the “bank full” width of the stream there. It exceeds stream width, which meets or exceeds the state standards for wetlands crossings. This is a ‘Tier One’ wetlands crossing, the lowest category, with 108 linear feet of perennial stream impacts, which is only due to the way the State requires it to be calculated, but it is only a 36 foot wide crossing. There is a buffer impact due to the roadway and grading. Stormwater management includes a bio-retention structure and a gravel wetlands, which impact the buffer zone. A small fingerlike wetland projection protruding into the site will be impacted for parking area grading. The building is outside all buffer areas, including the Shoreland District setback which is 100 ft. There will be a truck turnaround necessary in that area which is a buffer zone impact. Trucks will only be coming in on a limited basis, so they don’t need a robust turnaround.

Mr. Quigley said another plan in the set shows the disturbed areas to be treated with a restoration seed mix for a no-maintenance ground cover. At the recent site visit the Commission learned there are areas to be avoided in the buffer to a higher value wetlands, also being avoided for aesthetics. Some upland is to be undeveloped as well. There is no other way onto the site with less impacts. Public interest is enhanced due to the lesser impacts

and the trail access on this site. The total direct wetland impact is 5,180 sq ft. The total buffer zone impact is 28,559 sq ft of disturbance that includes both temporary and permanent. The temporary disturbance is for slope grading which is to be restored. In the Wetlands Protection Overlay District there is some stream buffer associated with the crossing, on the other side, which totals 992 sq ft.

On a request for trail input, Mr. Quigley said there is a main access point to the town forest trail across this property. It has much use and is a good access location. The applicant is committed to maintaining the trail access to the town forest and providing 7 additional parking spaces by the gravel wetlands and it would be a simple matter to re-route it there for access to the main area and for an additional trail there that loops around. Access will be maintained for both trails.

Ms. Raub asked the applicant to explain the two fire retention ponds. He said it is to be a rain garden, not a wet pond, that will be planted with species tolerant of intermittent flooding and designed to hold water then infiltrate it or release it in a controlled way so that the gardens will stay more or less dry. Mr. Quigley said there is a forebay to take the first charge of stormwater for initial settling and most sediment maintenance will be done there. There is controlled flow from the forebay to the bio-retention area, with two cells.

Mr. Campbell asked if the drainage flows to North Brook? Mr. Quigley said the overland flow goes to wetlands and then into the Brook. There is to be a set of gravel wetlands onsite. There was discussion on the elevations and slopes on site. There was a concern that the rain gardens lose their value due to being silted in later on and not maintained. Mr. Quigley said that is the function of the forebay. Ms. Murphy said the Planning Board process would result in a maintenance plan for all structures.



There was discussion on concerns about contours on the plan-the water feature contour appears higher than the land around it, so wouldn't flow off. Ms. Murphy explained that water will flow off the highest point (the road) into the rain garden, then, if not infiltrated, will slowly flow out to the wetlands. There was discussion and clarification of the elevations and contours on site. John Lorden with MSC engineers said that the ponds aren't deep, are not collecting much water, so they take what they get, store it, infiltrate it, and then if there's any overflow, it flows into a pipe that empties into a riprapped opening and will then flow overland to the brook, as it does now. They used hydro-cad and analyzed pre-and post-runoffs. They can't increase peak flow. Ms. Murphy said a drainage analysis was also being done within the Planning Board process.

Ms. Eberhardt said if they did away with the public parking spaces, they could scooch the impacts that way to possibly avoid or lessen the buffer impacts. Mr. Lorden said he believed that it possibly would. She did not think any additional parking was necessary. The trail access is up the access road if there's no new parking. Mr. Campbell said there were a lot of dogwalkers out there and it would be more accessible for dogwalkers to have the parking here then to have to walk along the new access road.

Mr. Lorden said they had a discussion with the Planning Board on Design Review, and then Dave Sharples, the Planner, had asked them to do something different with the treatment since trucks only come 2-3 times per year, so they made some changes on that. Mr Sharples also thought that something different could be done with parking. Mr. Lorden said the result was to square it off and install a grass-paved parking area that is over 3 inches thick and can be driven on and plowed of snow and stormwater infiltrates into it. They haven't reduced the parking yet in size but could. The buffer impact might then be less as the Commission would like.

Ms. Eberhardt said there were two hits on the natural heritage species impacts aspects of this. Mr. Quigley responded that there were two hits but

there was no habitat for species on this site and they have correspondence on that. They have worked with Kim Tuttle at Natural Heritage but he needs to update her. At the time of their initial discussion he was unsure of the crossing detail, so now he has to give her that updated information. Due to other projects he's had involving those species, he is confident they can work through her concerns. There was discussion on this aspect of the project. Ms. Murphy said the Commission could include it as a condition in its recommendations to the Planning Board. Mr. Koff said people parking at the cul-de-sac will cut the corner around the north side of the building, so the applicant might need to realize what folks might do and that they might create a new trail that is not intended. If the project gets rid of the parking lot, or it is put elsewhere, they could move the trail access. Mr. Quigley said the parking area formalizes the access, especially with signs. He would not advocate moving the parking area. There was discussion on the public walking through an industrial site. Mr. Quigley said the more formal the parking can be, the better.

Mr. Piskovitz asked about trail access during construction. Mr. Quigley said that would be a concern and they need to work it out, possibly the access could temporarily be run through the Town's logging site. Ms. Murphy said they need to inform the public that it is private land as it should be aware of that. There were no further comments.

Mr. Campbell said the Commission needs to recommend to the Planning Board to keep the conditional use permit in place and recommend the standard dredge and fill permit be approved. Ms. Murphy said this matter was not expedited, the Commission just needs to send a comments letter to the Planning Board favorable to the project with any recommendations it wants to make. Mr. Quigley asked the Commission to submit favorable comments to NH DES as well. Ms. Murphy reported that Mr. Quigley had offered at the site walk that it was more preferable to lose wetlands here than to further encroach into the beaver pond wetlands nearby. Mr. Quigley replied that there are no buffers at the state level other than tidal

buffers, so the State suggested that the building and parking should be shoved up farther into the site to avoid any wetlands impact. That translated to 477 sq ft of the tip of that wetlands not being impacted. But there are good reasons the applicant had to not impact that uplands farther, including wetlands overlay district reasons, beaver pond wetlands reasons, wildlife habitat reasons, construction disturbances involved, and such. The Commission's letter of recommendation should mention the importance of the local reasons to avoid such other impacts and support the project with parking as proposed, to address concerns with the State.

Ms. Eberhardt wanted to add a condition on the Natural Heritage aspects. Ms. Surman said it's a nice project with a mix of economic development, low impact, trail maintenance, and had an overall benefit to the Town. If all that can be indicated to the State, that would be a very positive approach. Ms. Raub moved to send a positive letter of recommendation to DES with the notation to Fish & Game, with the stated conditions, additions and local reasons noted, and further stating that the Commission has no objections to the proposed work. Ms. Surman seconded and it was unanimously approved. There will be a similar support letter to the Planning Board. Ms. Eberhardt supported Mr. Koff's point that folks might walk around the wrong way. The Planning Board should be made aware so it can address it with the owner. Mr. Koff asked if there needed to be a legal document necessary to maintain the trail access. Ms. Murphy said that if it appears on an approved site plan with the Planning Board it is official and the approved trail access is required. There was discussion that any free use of private land protects that landowner from liability for injuries to the public using the land. Ms. Eberhardt was concerned about invasives coming in during construction? She wanted the Commission to ask the Planning Board to address it. Mr. Quigley said the seed mix should take care of it and after discussion ensued, Ms. Murphy said a note could be put on the plan that the disturbance areas must be kept free of invasive species until after the restoration area becomes established. The Commission decided to send that comment to the Planning Board. Ms. Surman made a motion to send

the recommendations letter as described to the Planning Board. Ms. Raub seconded and it was unanimously approved.

Ms. Raub commented on another aspect of projects like this, involving a recommendation on a conditional use permit that needs to come from the ConCom, the Commission should be asked to attend the first hearing at that board on the matter, to be more involved and connected on it, for faster, easier decisionmaking. She felt handicapped on this matter due to incomplete plans. Ms. Murphy said it's atypical to have the Commission go on site walks before a matter comes before it. This was the Chair's decision to do it in this order this one time. Ms. Murphy does have full size plans of this project in her office. Selectman Clement spoke as a Planning Board member saying the Planning Board hasn't even had a site walk on this project yet, so the ConCom is welcome to come to any Planning Board session, he was just here to pick up some info tonight. Discussion on that suggestion was held. Ms. Murphy said in the past, meeting agendas were distributed between the boards, perhaps the Town should revisit that practice again. Mr. Campbell asked Ms. Murphy to speak to Barb McEvoy of Planning to see if they can be sure to alert the ConCom to these things.

After more discussion, Ms. Murphy said the Commission should probably revisit its submission requirements. Ms. Eberhardt thought the burden of submissions should not fall on Ms. Murphy, so she will draft something up on submissions for the ConCom to evaluate and decide the criteria.

### **3. Committee Reports:**

#### **a. Property**

##### **i. Henderson-Swasey Timber Harvest:**

Ms. Murphy said the harvester had two last loads to go out. The logging is done. This was a great and unique effort in an area of intense recreational usage. She has had many interactions with a lot of people and everything went well there. The Commission should do picture posts with pictures from different angles that show changes

over time because there was some artistry to the logging that was done. The harvester avoided creating large openings due to the other uses of the site. Everyone should be proud of the project and the Commission's commitment level to users. It should think about using students to pictorially document the changes that will be seen there over time. There should be a press release to coincide with the Trail Committee meeting coming up. Mr. Moreno said he would come to that meeting. Mr. Campbell said Eric Hawkins of the newspaper could do it. Ms. Surman said she would call him to get something done.

## **b. Trails**

### **i. Trail Committee Meeting Date**

The Trail Committee meeting in September should be other than 9/13 (ConCom's session) and the All Boards Meeting is scheduled for Wednesday 9/7 at 6:30 pm. There is no Master Plan meeting set in September yet. Ms. Murphy suggested the Commission pick three dates and see what works. Discussion lead to Wednesdays 9/14, 9/20 and 9/27 as possible dates for the Trail meeting.

## **c. Outreach**

### **i. Raynes Farm Fall Festival**

Ms. Raub did not have much to report-it's still an open project. She set October 15<sup>th</sup> in the afternoon for the Pumpkin Toss event. The time is not set yet, but will be either 1-4 or 2-4 pm.

## **d. Annual Planning Calendar & Focus Area Overview**

For Focus Areas Mr. Koff said he would like to do Jollyrand(-land (?)) [**← need clarification/correction note on that from Kristen: Andrew definitely said that, my meeting notes and the tape reveal that he did, but did he actually mean "Dolloff" instead? There is no "jolly**

land” on the Exeter Conservation Lands/NR list or map nor anything sounding at all like it other than “Dolloff” If it’s not Dolloff, then I don’t know what nickname he used to refer to some other parcel or named a parcel that my hearing and the tape did not discern], which is in his turf. Mr. Campbell said he will do Little River. Ms. Raub will do the Linden Street Grouping, including Morrissette, Hampton Easement, McDonnell and Linden Commons. Ms. Surman will do the Oakland area. Ms. Murphy said they don’t have to monitor all the parcels, just get their feet wet exploring them and get to know some folks who are nearby, etc. Discussion occurred on this subject.

For other topics, Ms. Eberhardt will do vernal pools, wetlands and invasives if no one else will do it. Mr. Campbell is already committed to several of the topics. Mr Koff said he will address beavers.

#### **4. Quarterly Treasurers Report:**

Mr. Koff gave the report, being done quarterly now, so this covers through the end of June 2016. The Commission has \$3,609.00 for the rest of 2016 and has expended \$6,420.00 to date. There are no real problem areas, but the Timber Harvest results are still up in the air. Ms. Murphy said upcoming expenses include some dues that need to be paid and some mowing has to happen at Raynes Barn, and the trail work supplies already approved.

There were no other comments on the report, so Ms. Eberhardt moved approval of it, and Ms. Surman seconded. It was approved by unanimous vote.

#### **5. Approval of the Minutes of 7/12/16:**

After discussion on several revisions and changes to them, Ms. Surman moved to accept the Minutes of July 12, 2016 as amended, Mr. Koff seconded and they were unanimously approved.

Ms. Murphy said that the corrections made to the minutes considered at the last session on July 12<sup>th</sup> were for the wrong date due to a typo in the agenda. The Minutes of June instead of May were accepted as corrected. The Chair decided that the clarification was noted but no motion to correct that error was required.

#### **6. Correspondence (Ms. Murphy):**

There was notification that PEA would start its seasonal dock addition work.

There was a better notification to the C3I project discussed earlier tonight.

#### **7. Natural Resource Planner's Report (Ms. Murphy):**

The rain garden planned for Westside Drive neighborhood was constructed and installed, but there were some problems, so hand digging it was not possible. It had to be excavated to install it. They got an inquiry from Laura Burrego asking if the ConCom would cover the \$250 for the excavator's costs. Ms. Murphy told her the budget was tight but she would inquire of the Commission. Ms. Raub asked if DPW paid for the rain garden. They paid for the materials. Mr. Campbell asked if DPW could cover that cost? Ms. Murphy said she could ask if it would. Mr. Koff was not in favor of ConCom spending any money for that cost.

Ms. Murphy attended a 'Complete Streets' Workshop with other Town officials. It involved ways of designing streets for "pop up" complete street scenarios. They lay down tape for lines and show expanded areas, pocket parks and things like outdoor cafes. There will be an event in October for Lincoln St, at the Arts Festival, and the Town officials that went are going to do a pop-up Complete Streets event there. They are involving the Lincoln St Arts Chamber for this, with a "parklet" idea and "sharrows" which are arrows that show that roads are shared by cars and bicycles, and it will have a connection of Lincoln St to downtown with signage showing distances indicating the train station is walkable to downtown. She will bring in a design for ConCom to see. They are going to work with the bike

shop for rentals to tie it all together. Hopefully the Commission will help get the word out on this event.

**8. Other Business:**

There was no other business.

**9. Next session is 9/13/16, with a submission deadline of 9/2/16.**

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**10. Adjournment:**

No other business coming before the Commission, Ms. Surman moved to adjourn, seconded by Ms. Eberhardt. It was unanimously voted. The session adjourned at 9:10 pm.

Respectfully submitted by David Pancoast, Recording Secretary



These minutes are subject to possible correction/revision at a subsequent Exeter  
Conservation Commission meeting

Exeter Conservation Commission

August 10, 2016

#### Site Walk

On August 10<sup>th</sup> the Conservation Commission conducted a site walk to inform their review of the wetland application and conditional use permit for the proposed development at 8 Commerce Way. Members in attendance included Bill Campbell, Ginny Raub, Anne Surman, Todd Piskovitz, and Andrew Koff. Also in attendance was Kristen Murphy (Exeter's Natural Resource Planner), Brendan Quigley (GES), John Lorden (MSC Engineers) and \_\_\_\_\_ (C3i Inc).

During the site walk the reviewed key components of the project such as the building corners, access road, stream crossing and trail connection.

Kristen Murphy