



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

PUBLIC NOTICE EXETER CONSERVATION COMMISSION

Monthly Meeting

The Exeter Conservation Commission will meet in the Nowak Room, Exeter Town Offices at 10 Front Street, Exeter on **Tuesday, July 11th, 2017 at 7:00 P.M.**

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items

1. Review of an application in accordance with Zoning Ordinance 9.3 Exeter Shoreland Protection District for a Conditional Use Permit to construct an addition to an existing house within the lawn and landscaped area at 1 Newfields Road (Tax Map 53/Lot7). (*Mark West, WEI*)
2. Review of an application in accordance with Zoning Ordinance 9.3 Exeter Shoreland Protection District for a Conditional Use Permit to construct a residential, Active Adult Community on Epping Road (Tax Map 53/Lot7). (*Mike Donahue DTC Lawyers, Brendan Quigley, GES*)
3. By-laws Update (*Ginny Raub*)
4. Treasurers Report
5. Committee Reports
 - a. Property Management
 - i. Henderson Swasey Invasive Plant Treatment Plan
 - ii. Raynes Barn Sign
 - b. Trails
 - i. Morrissette & McDonnell Kiosk Funding
 - c. Outreach
6. Approval of Minutes: May 9th, June 6th Site Walk, June 13th Site Walk, June 13th Meeting
7. Other Business: Thank you from Ben and Jerrys Community Service group
8. Next Meeting: Date Scheduled (8/8/17), Submission Deadline (7/28/17)

Bill Campbell, Chair

Exeter Conservation Commission

July 7th, 2017 Exeter Town Office, Exeter Public Library, and Town Departments.

**TOWN OF EXETER
PLANNING DEPARTMENT MEMORANDUM**

Date: July 7, 2017
To: Conservation Commission Board Members
From: Kristen Murphy, Natural Resource Planner
Subject: July 11th Conservation Commission Meeting

1 Newfields Road

The project involves the construction of an addition to an existing house within the Squamscott River Shoreland protection district. The area of impact is currently existing lawn and landscaped area.

Possible Actions:

Recommend approval of the CUP to the Planning Board as presented.

Recommend (approval)(denial) of the CUP as noted below:

CKT Associates

The applicant has amended its prior submission and submitted an Exeter Shoreland Conditional Use permit application. You may note that the stream continues further, however our zoning ordinance references perennial brooks and streams as shown on USGS maps (9.3.2.E) so the boundary is mapped accordingly. This application will be going before the Planning Board on July 27th. Please provide

Possible Actions:

Recommend approval of the CUP to the Planning Board as presented.

Recommend (approval)(denial) of the CUP as noted below:

By-laws

As requested at the May 5 work session, the bylaws have been revised and are presented tonight for your review/approval.

Recommendation:

Approve as amended.

Approve with the following edits:

Invasive Treatment at Henderson Swasey Town Forest

Following the timber harvest, at Henderson Swasey TF, our forester Charlie Moreno mapped the area for treatment to be approximately 60 acres of which only a small portion is densely invaded. I have met with 3 companies and walked the areas several times to facilitate invasive treatment bid submission but only one provided a written estimate. That estimate exceeds our available forestry budget by almost double. David expressed a concern in an email that treatment may not be the most efficient use of funds and suggested I obtain a second opinion from UNH Cooperative Extension's Matt Tarr. Matt met David, Bill and I onsite on June 28th. Matt expressed that chemical treatment is not always the best course of action and that decision should consider several factors. Some include whether there is a presence of native plants in the understory to re-colonize, whether the seed source for invasives exceeds that of native, and other points that Bill and David can share. This is a different position than what we received from Charlie Moreno. He feels that the density of invasives will continue to increase and delaying treatment will only increase costs later or the diversity of the forest will be compromised. Charlie cites several areas as examples (including the new densely invaded opening created in the 1993 harvest south of the gasline in HS). David suggested as a middle-ground, creating a study with several test plots onsite of treated and untreated areas within the TF and using that to decide a treatment plan.

Before we move forward in any direction, the Commission needs a thorough discussion about the goals and preferred approach. Not only will implementation of treatment in any manner require additional time of numerous people, it also requires board support so that we are working toward a unified goal and are able to represent that unified goal to the public.

Recommendation:

In either scenario, we need an effective map of the harvest areas. I recommended as a minimum the Commission use \$600 of the forestry funds to hire Charlie to map the harvest paths and wildlife openings. He has provided an estimate for this effort and it is attached. Though Carlos and I started to map them, we found great difficulty in distinguishing wildlife openings from harvest paths and have not yet completed the task. Charlie also intends to collect baseline information on the harvest areas.

Should you be unable to dedicate the time for a thorough discussion and decision during the meeting, I recommend a work session be scheduled during this meeting so that we have a path forward.

Raynes Sign

Some concern has been expressed about the Raynes sign so this item needs further discussion among board members about appropriate next steps. See minutes from the RFSC.

Morrisette & McDonnell Kiosk Funding

Given the size of the kiosks, the cost for the signs is greater than we initially approved. Attached estimates for sign printing. Estimates have two options for sign thickness so a decision should be made and budget category identified.

Recommendation:

Approve the allocation of (\$470 if .040mil, \$580 if .080mil) from account _____ for the printing of the Morrisette and McDonnell signs.

Town of Exeter



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

February 2017



Town of Exeter Planning Board Application

Conditional Use Permit: Shoreland Protection District In accordance with Zoning Ordinance Article: 9.3

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: \$50.00 Abutter Fee: \$10.00 Recording Fee (if applicable): \$25.00

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: Thomas E. + Catherine H. Toomey
	Address: 23 Forest Lane, Scituate MA 02066
	Email Address: tetoomey@aol.com
	Phone: 781 - 378 - 1965
PROPOSAL	Address: 1 Newfields Rd, Exeter NH 03833
	Tax Map # 53 Lot# 7 Zoning District: _____
	Owner of Record: John Toomey
Person/Business performing work outlined in proposal	Name: Brian Fraser, Fraser Home Services
	Address: 98 Court Street, Exeter NH 03833
	Phone: 603 - 608 - 8459
Professional that delineated wetlands	Name: Mark West, West Environmental, Inc.
	Address: 40 Stevens Hill Rd, Nottingham NH 03290
	Phone: 603 - 734 - 4298

**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)

This project proposes to construct a 218 square foot addition to an existing house for living space and a bathroom. The existing septic system is large enough to accommodate the new bathroom. The area to be developed is existing lawn and landscaped area.

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 _____
	<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 checked="" type="checkbox"/> Inland Stream <u>240</u>
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 type="checkbox"/> PD _____
	<input type="checkbox"/> Inland Stream _____	<input checked="" type="checkbox"/> Inland Stream <u>218</u>

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

None

Describe how your proposal meets the conditions of Article 9.3.4.G.2 of the Zoning Ordinance (attached for reference):

See attached Report.

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.

TAX MAP 52 - Lot 1
 NAME Exeter Country Club
 ADDRESS Po Box 1088
Exeter NH 03833

TAXMAP _____
 NAME _____
 ADDRESS _____

TAX MAP 53 - Lot 3 / 53 - Lot 8
 NAME Key Bank Trust
 ADDRESS 100 Public Square, 9th Floor, Ste 600
Cleveland, OH 44113

TAX MAP _____
 NAME _____
 ADDRESS _____

TAX MAP 53 - Lot 7-1
 NAME Phyllis H. Carey Rev. Trust
 ADDRESS c/o Key Bank Trust
100 Public Square, 9th Floor, Ste 600
Cleveland OH 44113

TAXMAP _____
 NAME _____
 ADDRESS _____

TAX MAP 64 - Lot 105
 NAME Wayes Mobile Home Park Inc.
 ADDRESS 56 Lady Hill Ave
Exeter NH 03833

TAX MAP _____
 NAME _____
 ADDRESS _____

TAX MAP _____
 NAME _____
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TAX MAP _____
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 ADDRESS _____

TAX MAP _____
 NAME _____
 ADDRESS _____

Please attach additional sheets if needed

WEST ENVIRONMENTAL INC.



48 Stevens Hill Road, Nottingham, NH 03290
603-734-4298 ♦ mark@westenv.net

Thomas Toomey
1 Newfields Road
Exeter, NH 03833

June 27, 2017

RE: Proposed Addition - 1 Newfields Road, Exeter, NH

SUBJ: Wetland Delineation Report

Dear Thomas:

At your request, West Environmental, Inc. delineated wetlands at the above referenced property in June 2017. The onsite wetlands were delineated according to the following standards:

- **Highest Observable Tide Line**
- **US Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (January, 1987).**
- **Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (October 2009).**
- **NHDES Wetlands Bureau Current Administrative Rules**

WEI evaluated plant communities, soils through augered soil samples and hydrology to determine the wetland boundary. There were two wetlands identified on the property. The tidal wetland includes a large brackish marsh dominated by narrow-leaved cattail. This tidal wetland boundary coincides with the prime wetland boundary. Adjacent to the tidal wetland is a freshwater scrub shrub swamp with poorly drained soils. This wetland includes red maple, quaking aspen, silky dogwood and speckled alder.

The proposed addition is 106 feet from the tidal/prime wetland boundary and over 50 feet from the freshwater wetland/poorly drained soil boundary.

The Conditional Use Permit Criteria per Shoreland Protection District 9.3.4.G are as follows:

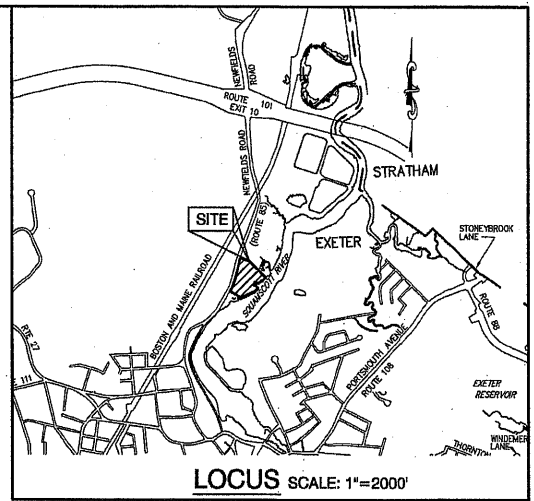
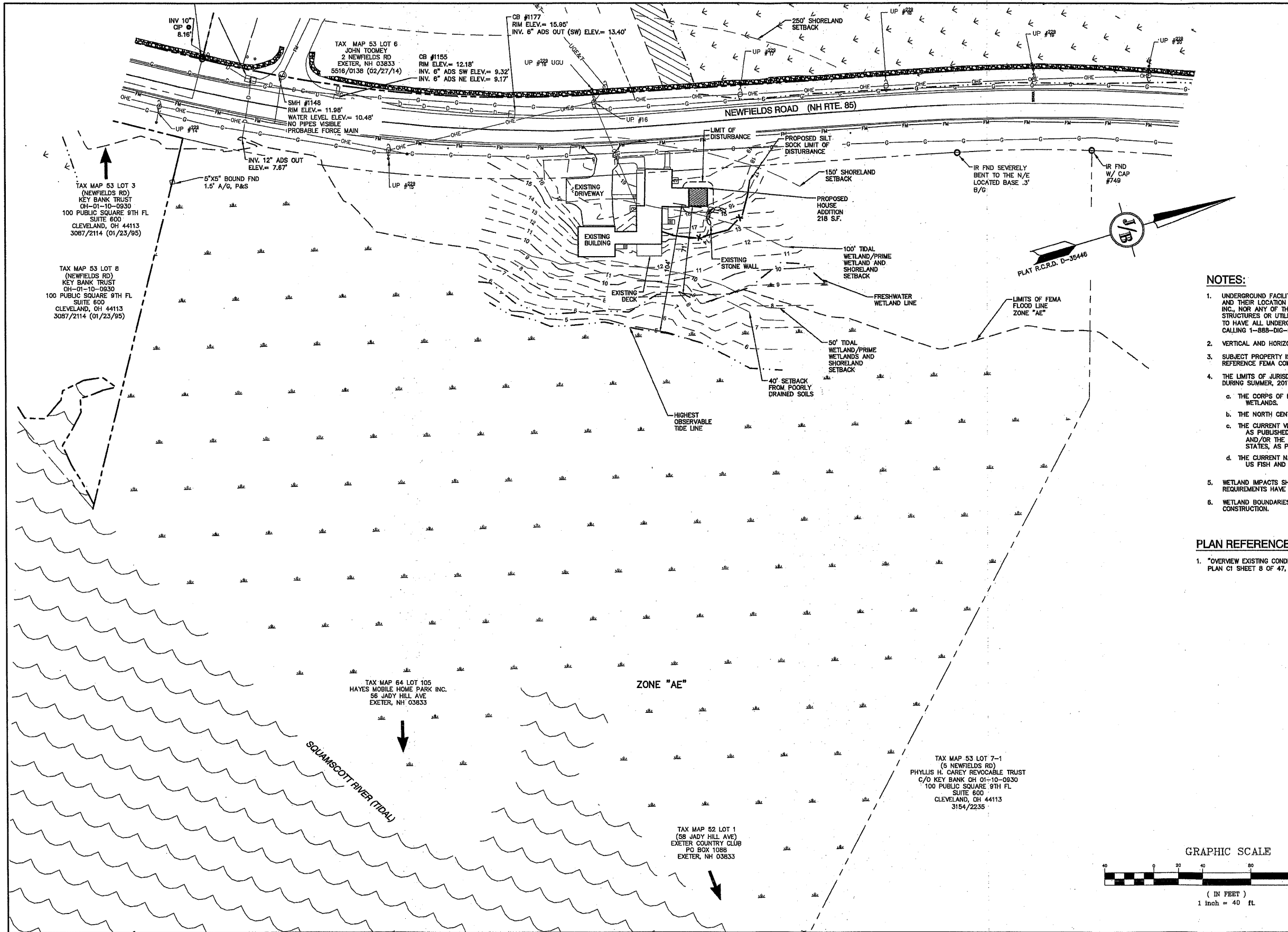
- a) This project will result in minimal new impervious area (218 SF) over 100 feet from the surface water. Proper erosion control will be installed to prevent any water quality degradation.
- b) No changes to the existing septic system need to be made to accommodate this addition.
- c) The proposed addition will result in moving a few rhododendron shrubs and no trees will be cut. The entire project is located with an existing lawn and landscaped areas.
- d) The proposed use is outside the 100 foot tidal and prime wetland buffer and outside the 40 foot poorly drained soil buffer.



1. The proposed addition will attach to the wall in the center of the photo.



2. These rhododendron will be relocated.

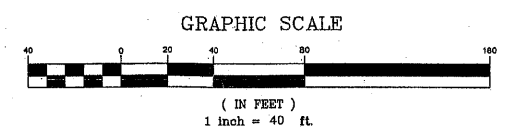


NOTES:

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC. 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).
2. VERTICAL AND HORIZONTAL DATUM: PER PLAN OF REFERENCE #1.
3. SUBJECT PROPERTY IS LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO 3301500402E, DATED MAY 17, 2005.
4. THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY MARK WEST, OF WEST ENVIRONMENTAL DURING SUMMER, 2017, AND IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 - a. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 - b. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 - c. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 - d. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
5. WETLAND IMPACTS SHALL NOT OCCUR UNTIL ALL PERMITS HAVE BEEN ACQUIRED AND IMPACT MITIGATION REQUIREMENTS HAVE BEEN SATISFIED.
6. WETLAND BOUNDARIES AND CONSTRUCTION LIMITS ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION.

PLAN REFERENCES:

1. "OVERVIEW EXISTING CONDITIONS PLAN, SAINT MICHAEL PARISH NEWFIELDS ROAD (RTE. 85), EXETER, NH" PLAN C1 SHEET 8 OF 47, REVISED 11/7/08. BY JONES & BEACH ENGINEERS, INC. STRATHAM, NH 03885.



PROJECT PARCEL TOWN OF EXETER TAX MAP 53, LOT 7
APPLICANT/OWNER HOPBROOK REALTY TRUST CATHERINE H. TOOMEY, TRUSTEE 23 FOREST LANE SCITUATE, MA 02066 BK 5816, FG 2614
TOTAL LOT AREA 383,328± S.F. 8.8± ACRES

Design: PLB	Draft: PLB	Date: 06/26/2017
Checked: JSR	Scale: 1" = 40'	Project No.: 17124
Drawing Name: 17124-SHORELAND.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0		ISSUED FOR REVIEW	

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

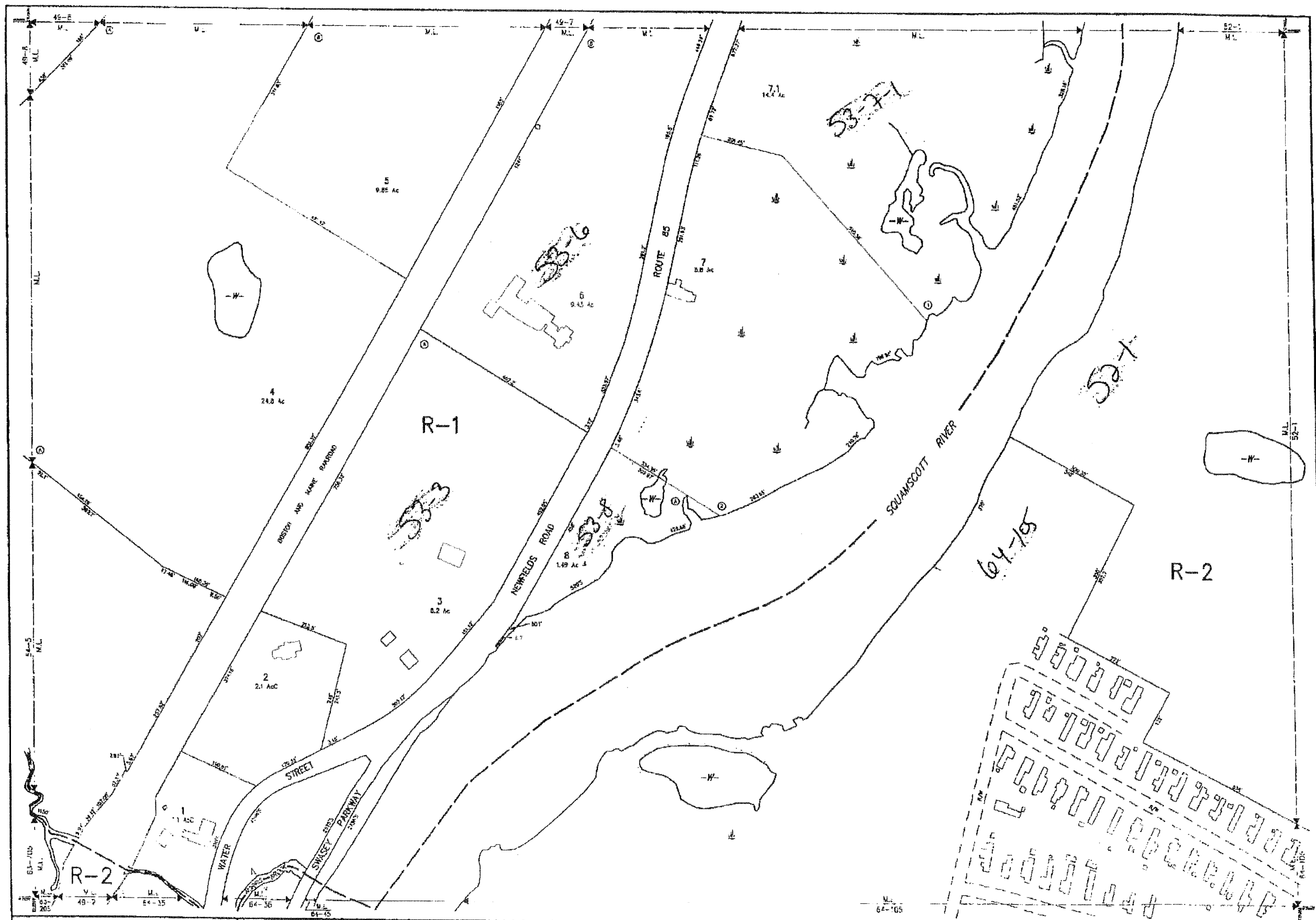
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

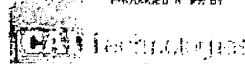
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SHORELAND IMPACT PLAN
Project:	1 NEWFIELDS ROAD EXETER, NH 03833
Owner of Record:	HOPBROOK REALTY TRUST, CATHERINE H. TOOMEY, TRUSTEE 23 FOREST LANE, SCITUATE, MA 02066

DRAWING No.	C1
SHEET 1 OF 1	JBE PROJECT NO. 17124



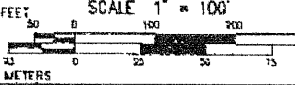
THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANT COORDINATE SYSTEM.
 PHOTOGRAPHY DATE: APRIL 25, 1995
 COMPLETION DATE: MARCH 29, 1996

PRODUCED IN 1996 BY

 21 PULASKI STREET, LITTLETON, COLORADO 80120-1190 • WWW.MAPTEK.COM

LEGEND

AL	ADJACENT PROPERTY
Ac	SUBDIVISION LOT NO.
100'	ZONE LIMIT
100'S	RIGHT OF WAY
100'S	CONVEYANCE DESCRIPTION
MATCH LINE	BUILDING
WATER	WETLANDS

SCALE 1" = 100'



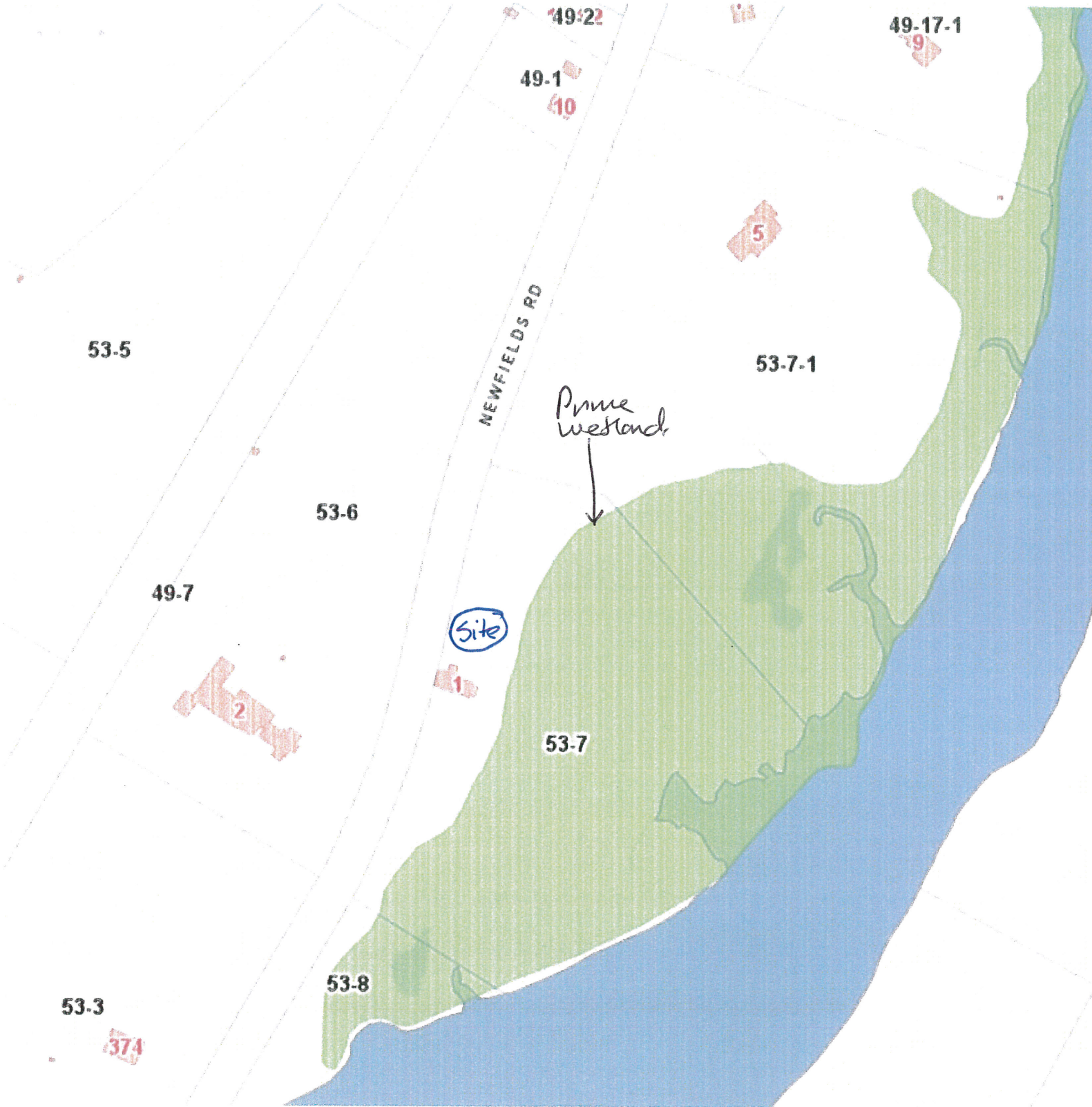
REVISIONS TO: APRIL 1, 2016

PROPERTY MAPS
EXETER
 NEW HAMPSHIRE

INDEX DIAGRAM

48	49	50
51	52	53
54	55	56

MAP NO.
53



49:22

49-17-1

49-1
10

5
5

53-5

53-7-1

NEWFIELDS RD

Prime
Wetland

53-6

49-7

Site

2
2

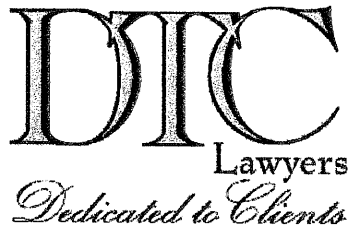
1
1

53-7

53-8

53-3

374
374



CELEBRATING OVER 30 YEARS OF SERVICE TO OUR CLIENTS

MICHAEL J. DONAHUE
CHARLES F. TUCKER
ROBERT D. CIANDELLA
LIZABETH M. MACDONALD
JOHN J. RATIGAN
DENISE A. POULOS
ROBERT M. DEROSIER
CHRISTOPHER L. BOLDT
SHARON CUDDY SOMERS
DOUGLAS M. MANSFIELD
KATHERINE B. MILLER
CHRISTOPHER T. HILSON
JUSTIN L. PASAY
HEIDI J. BARRETT-KITCHEN
NICOLE L. TIBBETTS
ERIC A. MAHER
DANIELLE E. FLORY

HAND DELIVERED

OF COUNSEL
NICHOLAS R. AESCHLIMAN

July 5, 2017

Langdon Plumer, Chair
Exeter Planning Board
10 Front Street
Exeter, NH 03833

Re: Willey Creek Co., LLC/Map 47, Lot 8

Dear Chair Plumer and Board Members:

Enclosed please find Application for Conditional Use Permit:
Shoreland Protection District together with supporting
statement, abutter list and labels and filing fees.

This application is made for the Active Adult Community Multi-Family project proposed to be sited on the 11.6 acre parcel to be subdivided from Tax map 47, Lot 8, only, and is without prejudice to the rights of the owner, CKT Associates, in its remaining property. The filing of this SPD CUP is not intended to waive these rights in any way.

We appreciate the cooperation of Kristen Murphy in placing this matter on the Conservation Commission's July 11 meeting agenda and we look forward to being before the Planning Board of July 27 to present this CUP application along with the previous waiver requests we have pending.

DONAHUE, TUCKER & CIANDELLA, PLLC
16 Windsor Lane, P.O. Box 630, Exeter, NH 03833
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253
83 Clinton Street, Concord, NH 03301

Langdon Plumer, Chair
Exeter Planning Board
July 5, 2017
Page 2

If you have any questions do not hesitate to contact me.

Very truly yours,
DONAHUE, TUCKER & CIANDELLA, PLLC



Michael J. Donahue
MJD/sac
Enclosures

cc: Exeter Conservation Commission
David Sharples, Town Planner
Doug Eastman, Code Enforcement Officer
Jonathan Shafmaster
Steve Leonard, Owner's Construction Representatives &
Consultants, LLC
Denis Hamel, WC Cammett Engineering, Inc.
James Gove, Gove Environmental Services, Inc.
Doug Greiner, g2+1, LLC
Carla Goodknight, CJ Architects
Justin Pasay, Esq.

SECURITY WARNING: THE FACE OF THIS DOCUMENT FEATURES A COLORED BACKGROUND AND MICROPRINT BORDERS. THE REVERSE SIDE FEATURES WATERMARKS.

DONAHUE, TUCKER & CIANDELLA, PLLC
ATTORNEYS AT LAW
225 WATER STREET - P.O. BOX 630
EXETER, NEW HAMPSHIRE 03833

PEOPLE'S UNITED BANK, N.A.
EXETER, NH 03801

51-7218/2211

058242

06/29/2017

PAY TO THE ORDER OF TOWN OF EXETER

\$320.00

Three hundred twenty and NO/100 Dollars

DOLLARS

TOWN OF EXETER

Aurella Ford
AUTHORIZED SIGNATURE

⑈058242⑈ ⑆22172186⑆ 6500274063⑈

DONAHUE, TUCKER & CIANDELLA, PLLC
TOWN OF EXETER

058242

<u>Check Date</u>	<u>Invoice #</u>	<u>Invoice Date</u>	<u>Invoice Amount</u>	<u>Disc. Taken</u>	<u>Amount Paid</u>
06/29/2017	3262-15	06/29/2017	\$320.00	\$0.00	\$320.00



Town of Exeter Planning Board Application

Conditional Use Permit: Shoreland Protection 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'	--Very Poorly Drained: 50'
--Vernal Pool (>200 SF): 75'	--Poorly Drained: 40'
--Exemplary Wetland: 50'	--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
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 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: **\$50.00** Abutter Fee: **\$10.00** Recording Fee (if applicable): **\$25.00**

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: Willey Creek Co., LLC
	Address: 158 Shattuck Way, Newington, NH 03801
	Email Address:
	Phone:
PROPOSAL	Address: Epping Road
	Tax Map #47 Lot 8 Zoning District: C-3
	Owner of Record: CKT Associates
Person/Business performing work outlined in proposal	Name: Applicant
	Address:
	Phone:
Professional that delineated wetlands	Name: Gove Environmental Services
	Address: 8 Continental Drive, Unit H, Exeter, NH 03833
	Phone: 778-0644

**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)

Construction of natural boulder stabilized slope and state of the art stormwater treatment facility and outflow in connection with an active adult community otherwise completely located outside the SPD. A total of 2,170 SF of work is proposed in the Shoreland Protection District.

Shoreland Protection District Impact (in square footage):¹

Temporary Impact

- 300 foot SPD Not applicable
- 150 foot SPD 1,660 (grading)
- SPD Building Setback 0

Permanent Impact

- 300 foot SPD Not Applicable
- 150 foot SPD 510 (stormwater management)
- SPD Building Setback 0

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

Variance for active adult community granted on October 21, 2014.

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

See attached statement.

¹ This section of the form has been modified to reflect the areas relevant to the Exeter Shoreland Protection District
 Revised 07/2015-CUP

**WILLEY CREEK CO., LLC
MAP 47, LOT 8**

NOTE ON THE LIMITS OF THE APPLICATION:

This CUP Application is made by the Willey Creek Co., LLC as Applicant for the Active Adult Community multi-family project proposed to be sited on the 11.6 acre parcel owned by CKT Associates to be subdivided from Tax Map 47, Lot 8, only, and is without prejudice to the rights of CKT Associates in its remaining property.

The proposal meets the requirements of Article 9, Section

9.3.4.G.2 of the Zoning Ordinance because:

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

The proposed impacts within 150 feet of the perennial portion of Watson Brook are necessary for the construction of a small portion of a stormwater management system and graded slopes associated with the proposed development. The water quality in Watson Brook will be protected by adherence to the 100 foot building setback, the comprehensive treatment of all stormwater runoff in a state of the art stormwater management system, and the restoration of graded slopes with native vegetation. Construction impacts will be mitigated through best management practices and erosion control as specified on the plans.

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.**

The proposed project will be serviced by sanitary sewer and will not discharge wastewater on site. The proposed Active Adult Residential use will not involve the storage or onsite disposal of hazardous or toxic waste as defined in the Ordinance.

c. The proposed use will not result in undue damage to spawning grounds and other wildlife habitat.

The wildlife habitat associated with this small stream is concentrated in the stream channel itself and the associated wetland areas. The proposed use involves a small impact within the uplands at the outer edges of the district and no impact to the perennial channel of Watson Brook or the adjacent wetlands. Furthermore the potential for spawning habitat within this stream is extremely unlikely considering its location far up in the watershed and the presence of numerous beaver dams downstream. For these reasons, and considering the minimal nature of the proposed disturbance, the proposed use will not 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.

9.3.4A) The lot is 11.6 acres which well exceeds the minimum lot size of 40,000 sq. ft. for the C-3 Epping Road Highway Commercial Zoning District.

9.3.4B) Though this Article which limits Maximum Lot Coverage within the buffer of Exeter River, Squamscott River, and their major tributaries to 10% and does not specifically apply to this section of Watson Brook, were it applicable, it is noted that there are no impermeable surfaces proposed within the District.

9.3.4C) All structures are located more than 150' from the stream. The project therefore exceeds the 100' building setback specified for this section of Watson Brook.

9.3.4D) This Article allows surface alteration within 150' of the buffer of Exeter River, Squamscott River, and their major tributaries, so by analogy, it supports granting approval for the proposed grading including the natural boulder stabilized slopes.

9.3.4E) This Article requires a 75' vegetated buffer from the Exeter River, Squamscott River and their major tributaries.

While it does not explicitly apply to this section of Watson Brook, were it to be applicable, the disturbance proposed is well over 100' from the protected perennial stream.

9.3.4F) The proposed use does not involve any of the prohibited uses listed in this article

9.3.4G) As detailed herein a permit is being sought for two Conditional Uses specified in this section; grading, including natural boulder stabilized slopes, associated with a multifamily residential development (9.3.4.G.1.b) which will be a temporary impact and drainage structures to properly treat a portion of Building A's stormwater runoff (9.3.4.G.1.d), which will be a permanent impact.

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.

The design of the proposed use both indirectly and explicitly addresses the intent and purpose of the ordinance, the most relevant of which, to small streams such as Watson Brook, high up in the Squamscott River Watershed, is maintaining water quality. The majority of proposed stormwater management use proposed within the SPD is necessary for installation of a state of the art "Focal Point" bio filtration system capable of removing 48% Nitrogen, 66% Phosphorous and 91% suspended solids. The design of this system also requires a much smaller footprint and therefor reduces overall encroachment into the SPD and maintenance of more naturally vegetated buffer which is protective of water quality. The project also proposes infiltration systems to infiltrate clean roof runoff back into the soil. One such system is located under the paved area just outside the SPD with an overflow located just inside the SPD. The infiltration of clean water into the soil protects water quality by reducing the burden on treatment systems and by maintaining groundwater levels near the street. The location of this system under the pavement also reduces the overall footprint of the development and, therefore, encroachment into the SPD.

The natural boulder stabilized slopes also function to limit overall encroachment by allowing the slopes to be constructed with a steeper grade than would be possible with conventional grading. Disturbance from grading and the natural boulder stabilized slopes will be mitigated by restoring these areas

with native plantings. These restored areas will not require fertilizer and will receive very minimal maintenance. They are intended to develop into a naturally vegetated buffer supportive of both water quality and wildlife value.

The proposed use is therefore consistent with the intent of the purposes of the Ordinance.

P:\Shafmaster\Town of Exeter\Conditional Use Permit\2017 07 05 CUP statement.doc

CKT ASSOCIATES/WILLEY CREEK CO., LLC- ABUTTER LIST
MAP 47, LOTS 8 AND 9

Tax Map/Lot	Owner Name	Address 1	Address 2	Town	State	Zip
Owners: 47/8 & 9	CKT Associates	158 Shattuck Way		Newington	NH	03801
Abutters: 48/3 39/3 & 40/13 40/12 40/11 47/6 & 7 47/5 47/4 47/3 47/2 47/1.1 & 1.2 55/56.2 55/56.1 55/55 55/58 55/57 47/10 47/9.01 47/12 48/2 47/11	C Marine Dynamics Realty, LLC Town of Exeter Conservation Commission Scott Carlisle, III Net Lease Realty, Inc. Kevin King, Trustee Martins Management Associates, LLC 164 Epping Road, LLC Marcia Markie Dabrowski Realty Holdings of NH, LLC 158 Epping Road, LLC Exeter Crown Property, LLC Granite Group Properties, LLC Daniel & Diane Gill Associates Funeral Homes, Inc. Epping Rd 149, LLC Steven Sewall Bezio Schultz St. Pierre Ann McCann & James Linneham Northeast Distribution LTD Boatofgarten, LLC	c/o C31, Inc. 10 Front Street 14 Cass Street Attn: Ingrid Irvin PO Box 216 124 Pinecrest Road 3 Brookhaven Road 26 Epping Road c/o Monroe Muffler & Brake 156 Epping Road 140R Portsmouth Avenue 6 Storrs Street 21 Deer Hill Road 141 Epping Road 151 Epping Road 151 Epping Road Sports Real Estate, LLC Sidney Trust, c/o Wall Industries 11 Commerce Way PO Box 4430 Owners Construction Representatives & Consultants, LLC WC Cammett Engineering, Inc. Gove Environmental Services g2+1, LLC CJ Architects Donahue, Tucker & Ciandella	4 Merrill Industrial Drive 450 South Orange Avenue, Suite 900	Hampton Exeter Exeter Orlando Stratham Manchester Kingston Exeter Rochester Exeter Stratham Concord Brentwood Exeter Exeter Exeter Exeter Westford Exeter Manchester Portsmouth Amesbury Exeter Salisbury Portsmouth Portsmouth	NH NH NH FL NH NH NH NH NY NH NH NH NH NH NH NH NH NH NH MA NH NH NH NH	03842 03833 03833 32801 03885 03104 03848 03833 14815 03833 03833 03301 03833 03833 03833 03833 03833 01886 03833 03108 03801 01913 03833 03268 03801 03801
Owner's Rep. Engineer Environmental Landscape Architect Attorney	Steve Leonard Deny Hamel, PE James Gove Doug Greiner Carla Goodknight Michael J. Donahue	70 Heritage Ave, Suite 2 297 Elm Street 8 Continental Drive, Unit H 70 New Road 233 Vaughan Street #101 111 Maplewood Avenue		Portsmouth Amesbury Exeter Salisbury Portsmouth Portsmouth	NH MA NH NH NH NH	03801 01913 03833 03268 03801 03801

CKT Associates
158 Shattuck Way
Newington, NH 03801

C Marine Dynamics Realty, LLC
c/o C31, Inc.
4 Merrill Industrial Drive
Hampton, NH 03842

Town of Exeter Conservation
Commission
10 Front Street
Exeter, NH 03833

Scott Carlisle, III
14 Cass Street
Exeter, NH 03833

Net Lease Realty, Inc.
Attn: Ingrid Irvin
450 South Orange Avenue,
Suite 900
Orlando , FL 32801

Kevin King, Trustee
PO Box 216
Stratham, NH 03885

Martins Management
Associates, LLC
124 Pinecrest Road
Manchester, NH 03104

164 Epping Road, LLC
3 Brookhaven Road
Kingston, NH 03848

Marcia Markie
26 Epping Road
Exeter, NH 03833

Dabrowski Realty Holdings of
NH, LLC
c/o Monroe Muffler & Brake
200 Holleder Parkway
Rochester, NY 14815

158 Epping Road, LLC
156 Epping Road
Exeter, NH 03833

Exeter Crown Property, LLC
140R Portsmouth Avenue
Stratham, NH 03833

Granite Group Properties, LLC
6 Storrs Street
Concord, NH 03301

Daniel & Diane Gill
21 Deer Hill Road
Brentwood, NH 03833

Associates Funeral Homes,
Inc.
141 Epping Road
Exeter, NH 03833

Epping Rd 149, LLC
151 Epping Road
Exeter, NH 03833

Steven Sewall
151 Epping Road
Exeter, NH 03833

Bezio Schultz St. Pierre
Sports Real Estate, LLC
40 Industrial Drive
Exeter, NH 03833

Ann McCann & James Linneham
Sidney Trust, c/o Wall
Industries
1 Thistle Lane
Westford, MA 01886

Northeast Distribution LTD
11 Commerce Way
Exeter, NH 03833

Boatofgarten, LLC
PO Box 4430
Manchester, NH 03108

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Owners Construction
Representatives &
Consultants, LLC
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Portsmouth, NH 03801

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WC Cammett Engineering, Inc.
297 Elm Street
Amesbury, MA 01913

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Gove Environmental Services
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Exeter, NH 03833

Doug Greiner
g2+1, LLC
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Salisbury, NH 03268

Carla Goodknight
CJ Architects
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Michael J. Donahue, Esq.
Donahue, Tucker & Ciandella
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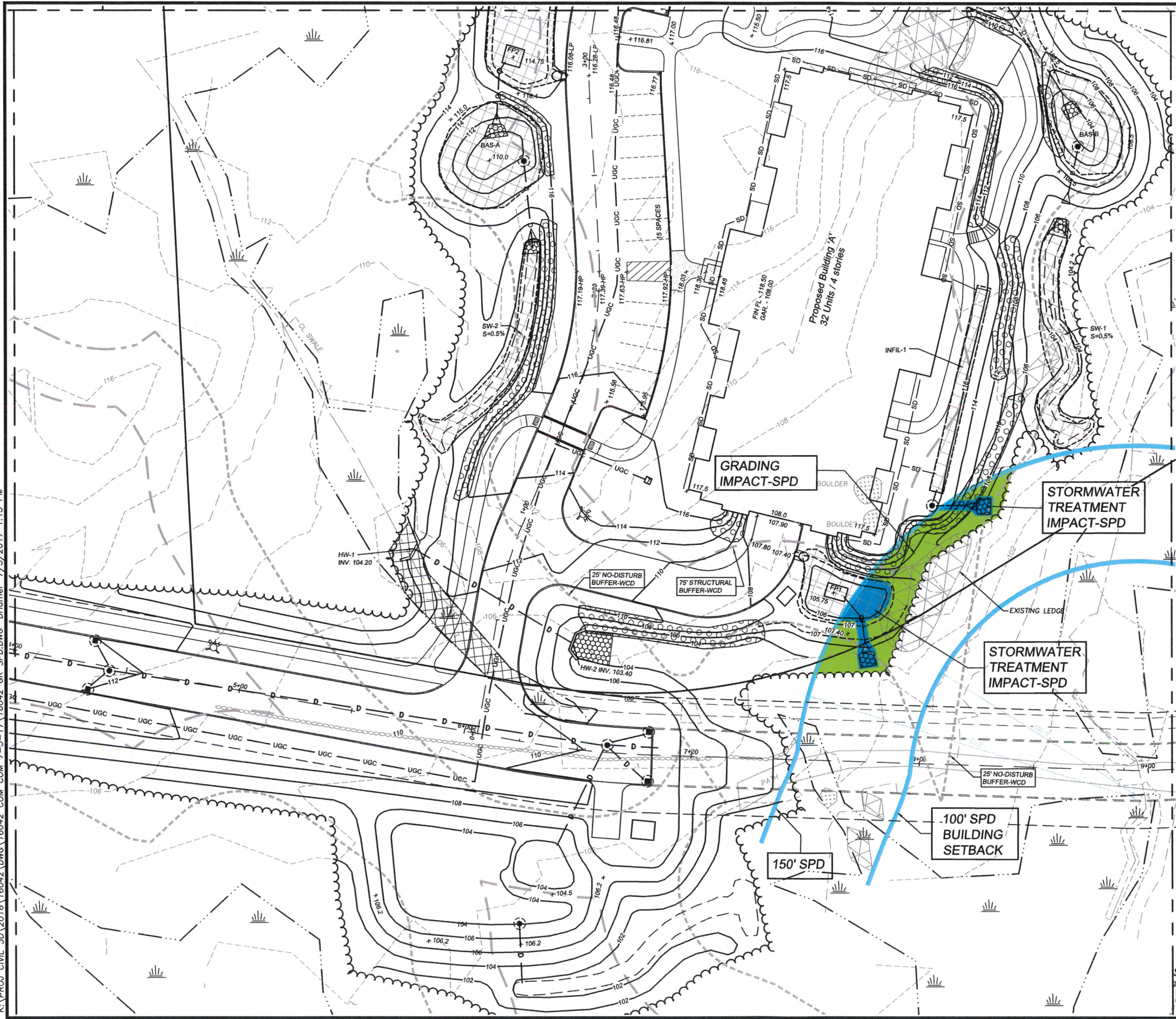
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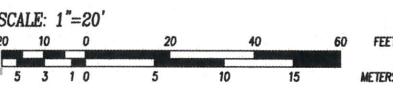


- NOTES:**
1. REFER TO G1.20 FOR LEGEND, ABBREVIATIONS, AND GENERAL NOTES.
 2. ALL TEMPORARY BENCHMARKS (TBM) OUTSIDE OF THE DEVELOPMENT WILL BE PROTECTED DURING CONSTRUCTION. IF ADDITIONAL TBMS ARE NEEDED, A LICENSED LAND SURVEYOR WILL SET NEW TBMS USING THE EXISTING TBM DATUM.
 3. ACCESS ROAD AS SHOWN DEPICTS DESIGN INTENT ONLY. FINAL DESIGN TO BE COORDINATED WITH RESULTS OF TIF PROGRAM DESIGN.

SPD - SHORELAND PROTECTION DISTRICT

STORMWATER IMPACT	510 SF
GRADING IMPACT	1660 SF
TOTAL IMPACT	2170 SF

WCD - WETLAND CONSERVATION DISTRICT
SEE WETLAND BUFFER IMPACT PLAN



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CONSULTING ENGINEERS &
LAND SURVEYORS SINCE 1975
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Sheet Title
**Grading and
Drainage Plan**

Project Title
**"Ray Farm"
Active Adult
Community**
Epping Road
Exeter, NH 03833
Rockingham County

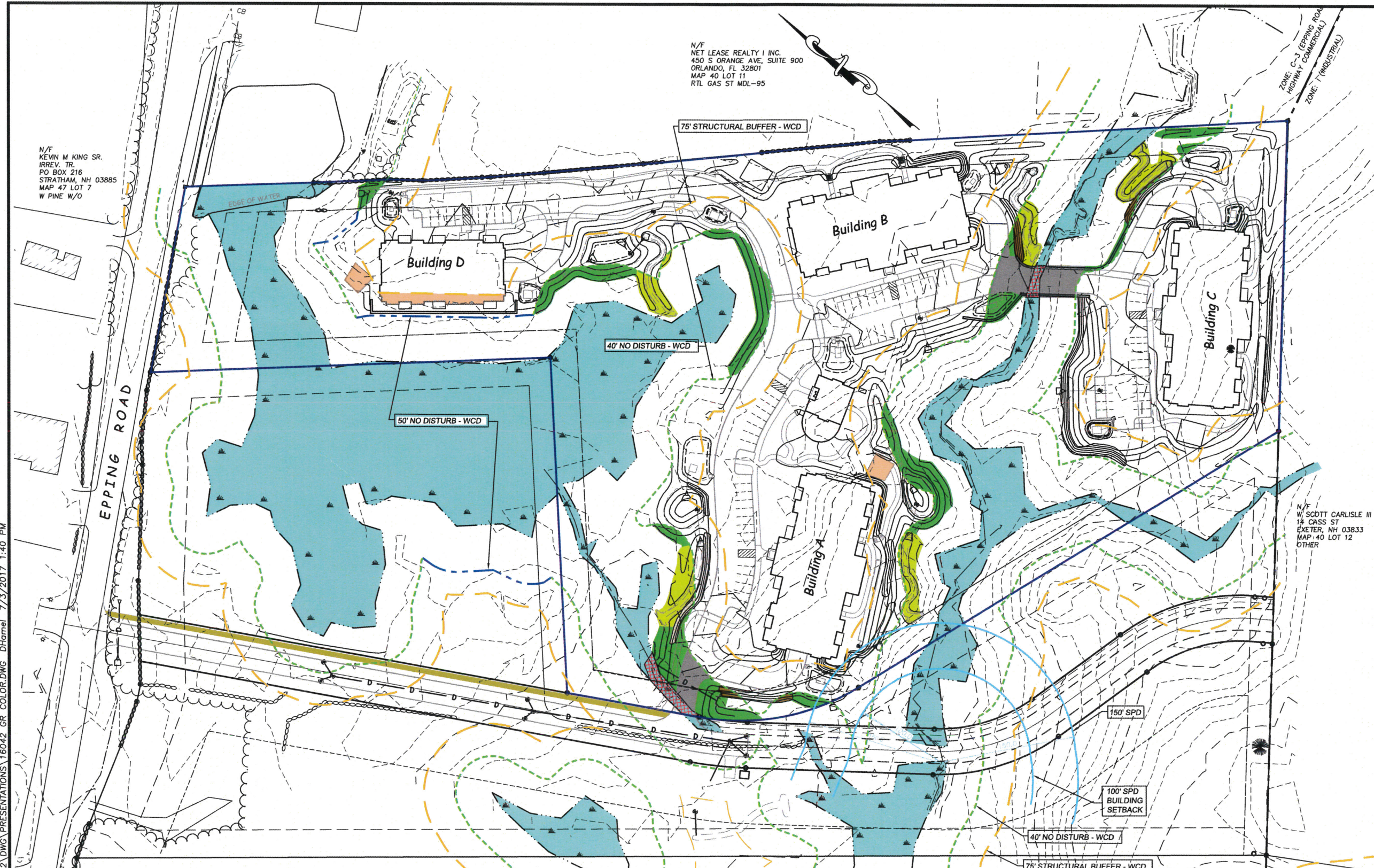
Applicant:
Willey Creek Company
158 Shattuck Way
Newington, NH 03801
Owner:
CKT & Associates
158 Shattuck Way
Newington, NH 03801

REVISION			
NO.	DATE	DESCRIPTION	BY
A	5.8.2017	TO PLANNING BOARD	DH
B	6.27.2017	PEER REVIEW	DH
1	7.1.2017	Add Shoreland Buffer	DH

PROJ. MGR.: D. HAMEL
FIELD: M. MICHAUD / A. BICK
DESIGN: D. HAMEL
DRAWN: D. HAMEL
CHECKED: W. CAMMETT/R. BLANCHETTE
DATE: 05/08/2017
FILE: 16042 GR SPD.DWG
FBK:
JOB #: 16042

SHEET **C1.22**

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N/F
KEVIN M KING SR.
IRREV. TR.
PO BOX 216
STRATHAM, NH 03885
MAP 47 LOT 7
W PINE W/O

N/F
NET LEASE REALTY I INC.
450 S ORANGE AVE, SUITE 900
ORLANDO, FL 32801
MAP 40 LOT 11
RTL GAS ST MDL-95

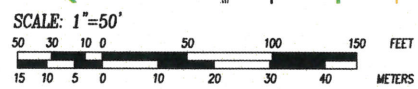
ZONE: C-3 (EPPING ROAD
HIGHWAY COMMERCIAL)
ZONE: I (INDUSTRIAL)

N/F
W SCOTT CARLISLE III
14 CASS ST
EXETER, NH 03833
MAP 40 LOT 12
OTHER

Site Data:

Total Site Area	11.59 Acres
Total Wetlands onsite	1.47 Acres
Total Uplands onsite	10.12 Acres
Total Area of 40/50 foot Buffer onsite	3.38 Acres (147,025 SF)
Total Area of 40/50 to 75 foot Buffer onsite	2.41 Acres (105,174 SF)
Total Area of Upland Buffers onsite	5.79 Acres (252,199 SF)

	Wetlands
	Direct Wetland Impact
	Access Drive near Entrance 995 SF
	Access Drive to Building C 400 SF
	Total Direct Wetland Impact 1395 SF (2.2% of Total wetlands onsite)



	40' Buffer Setback Line
	50' Buffer Setback Line
	75' Buffer Setback Line

SHORELAND PROTECTION DISTRICT - SPD

Shoreland Protection District

WETLAND CONSERVATION DISTRICT - WCD

40 foot, 50 foot No Disturb Buffer	
40 foot Buffer Impact *	36,285 SF
50 foot Buffer Impact	0 SF
Total 40 foot and 50 Buffer Impact	36,285 SF
75 foot Structural Buffer	
Total 75 foot Buffer Impact **	2,578 SF
Total Buffers Impacts	38,863 SF (0.91 Acres)

* 40 foot Buffer Impacts	
	Swales 8,185 SF
	Rock Slopes 1,335 SF
	Graded slopes 22,865 SF
	Paved crossing 3,900 SF
Total	36,285 SF
** 75 foot Buffer Impacts	
	Building 1388 SF
	Patios 1190 SF
Total	2,578 SF

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Sheet Title:
Wetland Buffer Impacts

Project Title:
"Ray Farm" Active Adult Community
Epping Road
Exeter, NH 03833
Rockingham County

Applicant:
Willey Creek Company
158 Shattuck Way
Newington, NH 03801

Owner:
CKT & Associates
158 Shattuck Way
Newington, NH 03801

REVISION			
NO.	DATE	DESCRIPTION	BY
A	5.8.2017	TO PLANNING BOARD	DH
B	6.27.2017	PEER REVIEW	DH
1	5.24.2017	Revise Impact Data	DH
2	7.1.2017	Add Shoreland Buffer	DH

PROJ. MGR.: R. BLANCHETTE
FIELD: M. MICHAUD / J. SALVAGGIO
DESIGN: R. BLANCHETTE
DRAWN: R. BLANCHETTE
CHECKED: W. CAMMETT
DATE: 3/26/16
FILE: 16042 GR COLOR.DWG
JOB #: 16042

SHEET 1

~~BY-LAWS~~
~~OF~~
~~THE CONSERVATION COMMISSION~~
~~OF EXETER, NEW HAMPSHIRE~~

Article I Name and Location

The name of this (voluntary, non-profit,) organization shall be the Exeter Conservation Commission (hereafter called The Commission). The principal office of The Commission shall be located at The Exeter Town Office Building, 10 Front Street, Exeter, New Hampshire.

Article II
Authority

Established in March 1965 by a vote at Exeter Town Meeting. The Commission derives its authority from State Law RSA 36-A and from the Town of Exeter Ordinances. Nothing in these by-laws is intended to conflict with these.

Article
III
Purposes

1. To ensure the conservation and proper utilization of the natural resources and the protection of watershed resources of the Town of Exeter.
2. To advise other Town boards and State agencies on conservation and natural resource matters as defined by local and state regulations.
3. To acquire land for fee (full title) or through conservation easement for conservation purposes and to receive gifts of money or property in the name of the Town. This may include water resources. The Commission will then manage these areas.
4. To manage duly authorized town forests.
5. To conduct research into local land and water natural resources to ascertain their value for conservation purposes.
6. To keep the public informed as to actions taken and lands available for public use through maps, signs, charts, plans and pamphlets.
7. To intervene when appropriate within 10 days of a dredge and fill of wetlands application, and to investigate and report its findings and recommendations within 40 days to the NH Wetlands Board.(RSA 483A)
8. To receive copies of sand and gravel excavation permit applications and make necessary comments and recommendations to the proper board.(RSA 155-E)
9. To advise the Planning Board on Conditional Use Permits
- ~~9.10.~~ To monitor ~~yearly~~ open space and conservation lands, including easements for compliance with the deed.
- ~~10.11.~~ To conduct or sponsor activities which foster conservation education.
- ~~11.12.~~ To assist in the Town's Master Plan up-date.
- ~~12.13.~~ To attend workshops, informational meetings and conferences so that the Commission is adequately informed about conservation issues.

Article IV
Membership

1. MEMBERSHIP AND TERMS OF OFFICE

- A. Regular Members: A full Commission shall consist of seven (7) regular members, appointed by the Board of Selectmen for three-year terms. Terms shall be arranged so that approximately one-third of the members' terms expire yearly. Members may serve no more than two consecutive three-year terms and are eligible for alternate member position after maximum terms are served. The appointment of members shall conform to terms and requirements of RSA 36-A.

- B. Alternates: The Board of Selectmen may appoint, five (5) alternate members. Upon designation of the Chair, alternate members may serve in place of a regular member in the event of absence or recusal. The terms for alternates shall be the same as for regular members.

- C. New members shall file an application with the Town Manager's Office and will be contacted for an interview by the Board of Selectmen. All members must be residents of Exeter.

- D. The Natural Resource Planner participates as an advisor to the Commission but does not vote.

~~1. Eligibility and Appointment of Members~~

- ~~A. The Commission shall consist of not less than seven regular and five alternate members, appointed by the Board of Selectmen.~~
- ~~B. Terms of the members shall be for three years and be so arranged that approximately one-third of the members' terms expire yearly.~~
- ~~C. Members may serve no more than two consecutive three-year terms.~~
- ~~D. The balance of an un-expired term shall be filled by the Selectmen.~~
- ~~E. Alternate members may take an active part in the meetings, but may vote only to obtain a quorum.~~
- ~~F. New members shall register with the Town Clerk and sign appropriate papers.~~

2. Election of Officers

By-Laws of the Exeter Conservation Commission

- A. Officers for the Commission shall be elected each May for a term of one year.
 - B. Officers may serve consecutive terms.
3. Absenteeism
- A. Members are expected to attend all monthly meetings unless the Chair is notified in advance.
 - B. Unexcused absence from four meetings may result in a letter being sent to the regular member or alternate in question. If no reply is forthcoming in a reasonable amount of time (usually one month), the member will be requested to submit his or her resignation, and the Selectmen will be so notified to select a replacement.

Article V
Responsibilities of Offices

1. Chairperson

- A. It shall be the duty of ~~the Chair~~the Chair, or his/her designate, to notify in advance all members of the Commission of any scheduled meeting. The Chair is also responsible for ~~preparing~~finalizing agenda for the meeting listing issues to be discussed.
- B. The Chair shall run the meeting and assign the floor to those speakers who request it.
- C. The Chair may take part in any discussions relative to the business at hand and will rule on any disputes that arise during debates.
- ~~D. — The Chair will have a vote only in case of a deadlock or in the event that said vote would constitute a quorum necessary to expedite the business at hand.~~

2. Vice-Chairperson

- A. The Vice-Chair shall preside at all meetings of the Commission in the absence of the Chair and shall perform all duties and have all powers of the Chair in case of temporary absence or incapacity of the Chair.

3. ~~Secretary~~Clerk

- A. ~~In the absence of administrative staff, t~~In the absence of administrative staff, the ~~Secretary~~Clerk shall keep an accurate record of the meetings and other proceedings of the Commission
- B. ~~In accordance with RSA 91-A:2, a~~In accordance with RSA 91-A:2, a typed copy of the minutes shall be ~~made available for public inspection not more than 5 business days after the meeting, and completed within 144 hours of the meeting and~~ a copy brought to the Town Clerk's Office.
- C. ~~In the absence of administrative staff, t~~In the absence of administrative staff, the ~~Secretary~~Clerk shall be responsible for correspondence designated by the Commission.

4. Treasurer

- ~~C.A.~~ The Treasurer ensures all monies received by the Commission is accounted for and deposited into the Conservation Fund and disbursed from that account only with proper authorization by official vote of The Commission shall keep an accurate record of the finances of the Commission and pay all obligations levied against it when approved by the Commission and ordered by the Chair.
- ~~D.B.~~ The Treasurer shall report on the status of the Commissions monies at meetings of the Commission not less than quarterly at each meeting and file a copy of that report with the Planning Department Chair, the Secretary and the Treasurer of the Town of Exeter.
- ~~E.~~ The Treasurer shall also prepare an annual financial report and file a copy of that report with the Chair, the Secretary Clerk and the Treasurer of the Town of Exeter.
- ~~C.~~ The Treasurer, with support of the Natural Resource Planner, is responsible for preparing the annual budget request.

Article VI
Committees

1. The Raynes Farm Stewardship Sub-Committee

- A. Objectives: This committee is advisory to the Commission and shall:
 - (i) Help identify and prioritize preservation and public use objectives for Commission review.
 - (ii) The Conservation Commission serves as the primary contact person for inquiries regarding the property and may call upon the Stewardship Committee to advise, particularly in maintaining the Town's relationship with the farmers who lease the farmland and barn.
 - (iii) Review the LCHIP monitoring report, the farmer-Commission lease agreement, and the Raynes Farm Long Range Development Plan. Any suggestions for changes are agreed upon by the Committee and shall be submitted to The Commission for their approval.
 - (iv) Provide recommendations to the Conservation Commission on implementation of projects that have budgetary impacts.
- B. Membership: This committee shall consist of at least 5 members including 2 representatives from The Commission, a member of the Exeter Historical Society, a member of the Public Works Department and private citizens. In addition, any individuals leasing the land will also be a part of the committee but will not vote when decisions concerning their lease are discussed. Other

members may be appointed by the Commission from the town at large with the goal of furthering the objectives of the Long Range Development Plan.

C. Procedures: The committee shall elect its own chair annually. The committee shall meet at least annually for the purposes of reviewing the LCHIP monitoring report, the Farmer-Commission lease agreement, and the progress with projects identified in the Raynes Farm Long Range Development Plan.

2. Trails Sub-Committee

A. Objectives: This committee is advisory to The Commission and shall:

- (i) Oversee the creation and maintenance of trails on Conservation Lands in accordance with the trail management plan and advise The Commission on actions that need to be taken.
- (ii) Submit a list of recommended trail projects to the Commission each year in order to meet budget planning schedules.

B. Membership: This committee shall consist of at least 2 representatives from The Commission. Other members may include both residents and non-resident users of the trail network with the goal of having representation from a diversity of recreational uses and furthering the intent of the Trail Plan.

C. Procedures: The committee shall meet at least 2 times a year to identify and prioritize trail projects needs and as needed to further the objectives of the trail management plan.

~~1.—~~

~~2.—The Street Tree and Nursery Committee~~

~~A.—This committee shall~~

- ~~(i) work with the Planning Department and others to plan and oversee the planting and maintenance of trees on public streets.~~
- ~~(ii) maintain the Conservation Commission's portion of the Wilfred Moreau Nursery in conjunction with Public Works and use the plants from this Nursery to enhance the beauty of Exeter.~~

~~B.—This committee shall consist of at least three people, one of whom shall be a member of the Conservation Commission. Other members may be selected from the town at large. Appointments shall be made by the Chair of the Commission for one year and renewed annually.~~

~~C.—The Committee shall elect its own chair annually. The chair shall be a member of the Commission.~~

~~3.—The Outreach and Education Committee~~

~~A.—This committee shall~~

- ~~(i) — promote conservation news, issues and events to the public.~~
- ~~(ii) — sponsor and oversee conservation programs for the schools such as for Arbor Day.~~
- ~~(iii) — have responsibility for publications produced by the Commission including trail guides and maps.~~

~~B. This committee shall consist of at least three people, one of whom shall be a member of the Conservation Commission. Other members may be selected from the town at large. Appointments shall be made by the Chair of the Commission for one year and renewed annually.~~

~~C. The Committee shall elect its own chair annually. The chair shall be a member of the Commission.~~

~~4. The Land Management Committee~~

~~A. This committee shall~~

- ~~(i) — oversee the management of the Town lands designated conservation areas.~~
- ~~(ii) — monitor easements held by the Commission and maintaining the files relating to such monitoring.~~
- ~~(iii) — oversee the creation and maintenance of trails on the Conservation lands.~~
- ~~(iv) — promote public stewardship of the lands.~~

~~B. This committee shall consist of at least three people, one of whom shall be a member of the Conservation Commission. Other members may be selected from the town at large. Appointments shall be made by the Chair of the Commission for one year and renewed annually.~~

~~C. The Committee shall elect its own chair annually. The chair shall be a member of the Commission.~~

~~5. The Watershed Committee~~

~~A. This committee shall~~

- ~~(i) — monitor the usage of the rivers and streams that are in, or flow through, Exeter.~~
- ~~(ii) — oversee water quality monitoring programs.~~
- ~~(iii) — work with the Planning Department on watershed management issues.~~

~~B. This committee shall consist of at least three people, one of whom shall be a member of the Conservation Commission. Other members may be selected from the town at large. Appointments shall be made by the Chair of the Commission for one year and renewed annually.~~

~~C. The Committee shall elect its own chair annually. The chair shall be a member of the Commission.~~

~~6.3. Ad Hoc Committees~~

- A. Ad Hoc committees may be appointed by the Chair of the Commission as the need arises. At least one member of the Commission shall serve on each committee.

Article VII
Operating Procedures

1. Meetings

- A. Public notice of Commission Meetings must be posted in two public places, such as the Town Offices, ~~the Post Office~~ the Town's website, or the Library, 24 hours prior to the meeting. The notice shall be published according to State law RSA 91, a copy of which is available in the Conservation Commission Handbook.
- B. At the discretion of the Chair ~~The Chair shall direct the calling of there shall be~~ not less than one regular meeting of the Commission each month. Such meetings will be held in the Town Offices on the second Tuesday of each month at 7:00 p.m. unless otherwise specified by the Commission or the Chair prior to the second Tuesday.
- C. Special meetings may be held, if necessary, at the discretion of the Chair. They may also be called by the Commission on a majority vote of the members for a special purpose. At any special meeting, no business other than that specified by the Commission may be considered.
- D. Individual notification of each Commission member by the Chair shall be given not less than five days before the date of any special meeting.
- E. A majority of the members of the Commission then in office shall constitute a quorum for the transaction of any business.
- F. It is the responsibility of the Chair to convey to the appropriate State, County or Town board or commission recommendations passed by the Commission.

2. Public Hearings

- A. A public hearing must be held before any money from Conservation funds are used to acquire "any interest in real property" (RSA 36-A:5 II). A public hearing may be held ~~in conjunction with an investigation of a fill and dredge application or~~ to solicit opinions on other issues deemed important by the Commission.
- B. Notice for such a meeting must be posted in two public places and in a newspaper "of general circulation in the municipality" at least 10 days before the hearing, counting neither the day of posting or the day of the hearing. (RSA 675:7)
- C. Conduct of the meeting should follow the procedure outlined on p. III-4 of the Handbook for Municipal Conservation Commissions in New Hampshire.
- D. Minutes of the meeting should include the members of the commission present, those who testified and a summary of their positions. These

minutes should be distributed in the same manner as regular minutes, described in Article V, Section 3B.

3. Dredge and Fill Applications

- A. Upon receipt of a copy of an application to dredge and fill wetlands from the Town clerk, per RSA 482-A:3 (except for agricultural and minimum impact applications as noted in D below), the Natural Resource Planner on behalf of the Chair shall send a letter of intervention to the wetlands board asking for an additional 30 days for review if a regularly scheduled meeting will not meet review deadlines.
- B. The Commission may hold public hearings, public informational meetings and/or conduct site walks as part of its review. The application must be discussed, and a decision made as to its impact, at a regular meeting of the Commission.
- C. A final letter of recommendations shall be sent to the wetlands board.
- D. Upon receipt of agricultural wetlands or minimal impact applications ~~from the Rockingham County Conservation District (RCCD)~~, the Commission shall review the application and prepare a letter to accompany the application sign the supplied forms in accordance with State procedures if expedited review is supported by the Commission.

4. Review of Sand and Gravel Excavations

- A. Upon receipt of a copy of an application for a permit to excavate, per RSA 155-E, the Commission will review the application as to its impact on the natural resources of the area.
- B. The Commission may hold public hearings, public informational meetings and/or conduct site walks as part of its review. The application must be discussed, and a decision made as to its impact, at a regular meeting of the Commission.
- C. A final letter of recommendations shall be sent to the Planning Board.

5. Request from Planning Board, Zoning Board or Technical Review Committee for Advice or Review.

- A. Upon receipt of a Conditional Use Permit application or request for advice input or review by any Town board or committee, the Commission shall review the request and respond appropriately.
- A.B. For projects that appear before the Commission prior to other land use boards, The Commission shall provide written recommendations to those Boards for consideration.

6. By-laws

- A.—These By-laws shall be reviewed annually and revised as needed by a majority vote of the Commission.
- B.—

~~C. Revised, October, 2001~~

~~D.A. _____~~

Charles Moreno, LPF
Consulting Forester
PO Box 60
Center Strafford, NH 03815

PROFESSIONAL WORK AGREEMENT

June 12, 2017

Landowner:
Town of Exeter
Exeter Conservation Commission
10 Front Street
Exeter, NH 03833

Job: Location, Cataloguing, and Mapping of Regeneration Openings

Location: 2016 forest harvest areas in Management Areas #1 and #2, covering the southern half of the 240.5± acre Henderson-Swasey Town Forest on Newfields Road in Exeter, New Hampshire. Exeter Tax Map Lots: 39-2, 39-3, 40-13, and 49-8.

Project Task Description:

- a) **Site Reconnaissance:** *Walk all harvest trails.*
- b) **Cataloguing:** *Identify, number, GPS, and take field data for all regeneration openings. Prepare summary table of openings.*
- c) **Mapping:** *Submit GPS data to town Natural Resource Planner for GIS mapping.*

Professional Service Fees: (Cost \$600)


Moreno Forestry Associates personnel, NH Licensed Professional Foresters (LPF)
Charles Moreno and Gregory Jordan @ \$75/hr.
Projected as 8± hours, with minimal materials.

Service Quotation and Conditions:

- I. Project cost is not to exceed \$600 without explanation to, and authorization by, the Conservation Commission or Board of Selectmen.
- II. Billing to be made incrementally or at completion of project.
- III. Project time frame: July - October 2017.
- IV. Deviation from above outlined project tasks, or additional requested project tasks, will be billed according to the quoted hourly rate.

Acceptance Signatures:

Authorized Town Official/Representative Date
Exeter, New Hampshire



Charles Moreno, LPF Date
Consulting Forester, Center Strafford, NH 03815

Draft minutes

Raynes Farm Stewardship Committee
April 12, 2017

Vice Chairman of Exeter Conservation Commission, Bill Campbell commenced the meeting at 5:35 pm in the Wheelwright Room of the Exeter Town Office building. Members present were Kathy Norton, Don Briselden and Ginny Raub. Also in attendance: Dave O'Hearn.

Mr. Campbell outlined the membership paragraph as stated in the By Laws; the committee shall consist of at least 5 members including representatives from the Commission, a member of the Exeter Heritage Commission (Mr. Peter Smith who was unable to attend), a member of the Public Works Department (Kevin Smart) and private citizens Don Briselden, Kathy Norton and Ben Anderson who was also unable to attend.

Mr. Campbell noted there recently has been an increase in the physical activity at the Raynes property but has not interfered with the agricultural functions. He expressed his feeling that it helped to boost support for the property. And he hoped that would continue to create a more positive view as we head toward extensive (barn) renovations.

He reported Ben Anderson had received approval at the March Conservation Commission meeting for a small musical concert on May 7 using the barn as a backdrop for the band and the concert goers would be seated on hill/lawn facing the barn. There was some discussion on several items regarding liability and parking to be checked further and was unsure where the program was today. Ms. Norton noted it was being advertised on line and admission was being charged. Discussion ensued if this was a commercial event and was such a venue is compatible with the original LCHIP agreement signed at the acquisition of property. Mr. O'Hearn referencing the 2011 Long Range Development Plan outlined some of the uses permitted and went further to research and discussed passive recreation activities compatible with the agreement.

Mr. Campbell re-iterated if it did not interfere with the agricultural component of the property it was a good thing. Ms. Raub noted when Mr. Anderson appeared to initially ask for approval for the concert, it was noted the LRMP does allow the Commission to evaluate each proposal and by approving a proposal, pending certain conditions, it did not necessarily set a precedent for others making a request.

Mr. Briselden in thinking ahead, it was the goal of the Commission if the activities can be accommodated to hold events to build a support base for when funds are to be requested for future renovation projects.

Mr. Campbell added there have been recent discussions with Darren Davis who was interested in taking on the lease for haying. Mr. Campbell had hoped he would be at this meeting to answer any questions. But in talking with Mr. Davis even with anticipating two cuts, the first would not occur until mid-July. (Mr. Campbell was pleased with that as it allows for the grassland birds to complete their nesting activities). So in this particular instance, a musical event would not be interfering with haying.

When Mr. Campbell asked for comments on the proposed signage as designed by Mr. Anderson Ms. Norton felt any signage should be over the door as was the custom for “when the cattle returned home”. Although no formal motion was made and no vote taken, Mr. O’Hearn asked it be on record he was opposed to any signage and Ms. Norton opposed to present designs. Mr. Campbell and Ms. Raub expressed their support and Mr. Briselden abstained.

Also, Mr. O’Hearn and Ms. Norton also expressed their opinions that any future events of such a nature that is not in simpatico with the LCHIP agreement not be held.

With no further business, the meeting was adjourned at 7:50 pm.

Ginny Raub
Clerk Exeter Conservation Commission







19 Nimble Hill Rd
 Newington, NH 03801
 www.portsmouthsign.com

Estimate

Phone: (603) 436-0047 Fax: (603) 431-1352

Date	Estimate #
6/28/2017	3761

Name / Address
Town of Exeter Planning Dept Attn: Kristin Murphy 10 Front Street Exeter, NH 03833



This estimate is valid for 30 days from the date of the estimate. Prices are subject to change after 30 days.

Qty	Description	Unit Price	Total
	OPTION 1 (mid-thickness aluminum)		
1	60" x 48" .040 aluminum sign, single sided, w/ high performance laminated full color vinyl print McDonnell	260.00	260.00
1	64" x 36" .040 aluminum sign, single sided, w/ high performance laminated full color vinyl print Morrissette	210.00	210.00
	OPTION 2 (thickest aluminum)		
1	60" x 48" .080 aluminum sign, single sided, w/ high performance laminated full color vinyl print McDonnell	320.00	320.00
1	64" x 36" .080 aluminum sign, single sided, w/ high performance laminated full color vinyl print Morrissette	260.00	260.00

Pricing is based on materials, square footage, provided artwork and standard vinyl & paint colors. Layout does not effect pricing unless otherwise noted. Custom colors will be an additional fee per color. Installation is based on normal digging conditions and all signage installed at the same time. Additional install trips may result in additional charges. Permits and electrical hook-up are not included unless noted otherwise. Portsmouth Sign does NOT provide primary electrical to sign location-responsibility of others. Customer is responsible for obtaining approval from landlord/property manager. Terms: For orders over \$500; 50% deposit, balance on completion.

CONSERVATION COMMISSION
MAY 9, 2017
DRAFT MINUTES

Call to Order:

Chair Carlos Guindon called the session to order at 7:05 pm.

1. Members present were Anne Surman, Selectmen's Representative; Ginny Raub, Clerk; Andrw Koff, Treasurer; Carlos Guindon, Chair; Bill Campbell, Vice Chair; Todd Piskovitz; David O'Hearn; and Marie Richey, Alternate Member.

Staff present were Kristen Murphy, Natural Resources Planner; and David Pancoast, Recording Secretary. Members of the public, applicants and consultants were present as well.

2. Public comment:

Mark William Damsel, 10 Newfields Road, Exeter, said he had been to the Commission January 10, 2017, about dog waste. He had asked Commission as steward of the land to take action. It is abused and unhealthy/destructive. Dog waste is a large problem, need to resolve it. [Passed out photos to Commission].

Mr. Guindon said he would look into it and report back. Commissioner (Bill) Campbell said he was out to the same area today and it wasn't bad, but if Mr. Damsel had sign ideas, please send them along.

Action Items:

- 1. Election of Officers**

Mr. Guindon proposed to step down as Chair as it is very hard for him to act as Chair due to working out of the country part of the year.

Ms. Raub nominated Bill Campbell as Chair, Mr. Piskovitz seconded and it was unanimously approved.

Mr. Piskovitz nominated Mr. Guindon as Vice Chair, seconded by Mr. O'Hearn, and it was unanimously approved.

Ms. Raub nominated Mr. Koff to continue as treasurer, seconded by Mr. O'Hearn, and unanimously approved.

Mr. Campbell nominated Ms. Raub as Clerk, seconded by Mr. O'Hearn, and it was unanimously approved.

2. Exeter Department of Public Works: Lincoln street Watershed Improvement Project (Jen Mates, Exeter Public Works and Rob Roseen, Waterstone Engineering)

Mr. Paul Vlasich, Town Engineer said the new stormwater (MS4) permit is effective next year and there is also a new wastewater treatment permit with controls over nitrogen/nutrients. The Town received a grant that was awarded for the WISE Project (Water Integration for the Squamscott and Exeter Rivers), for effluent and nutrient control measures on the new treatment facility. Administrative Order of Consent with State ("AOC") was made which has a nitrogen control plan to become effective in September 2018-requires removal of nitrogen from the storm water system as well. Town got another "319" grant for \$72,000 to implement the WISE report.

Mr. Robert Roseen, Waterstone Engineering, said he is reporting interim results from WISE grant and will be back with an update. Slide presentation was for nutrient control strategies within the local watershed. Regional concept-in 2009 NH DES listed Great Bay as an impaired water body which triggered many things. New wastewater plant and MS4 Permit coming into play. 2012: 3mg/liter is the new target with the AOC nitrogen control plan. Must identify nitrogen controls (wastewater plant is largest, but many smaller ones). This project builds on earlier efforts. This is all about Best Management Practices ("BMPs") and performance metrics for prioritizing:

including unit cost, flood mapping and a set of final designs that can be part of future capital projects phased to get them done. He then reviewed in-depth the five tasks which the project is designed to accomplish [not set out here for brevity of minutes]. The watershed is the Lincoln Street Watershed. Largest in town at 188 acres, generates 1200+/- lbs of nitrogen annually. It all drains to a single undersized pipe, then to Phillips Exeter Academy ("PEA"), then to the PEA boathouse where it drains in to the river.

There is flooding at the drainage structure which is undersized. Very costly to enlarge it due to the area and railroad there, so need to reduce stresses there with low impact development practices like tree planters, porous pavement, rain gardens, green roofs, and such. Such improvements would add in features upstream that would reduce floodwater-adding "sponge" factor to the watershed and retaining water upstream. They have identified BMP locations, one at the corner of Front and Winter Streets, another at Columbus, Railroad Ave and Winter Streets, a third at Lincoln Street area. A last one is on Front St, an area of greatest concern. For the watershed modeling component-ran a flood model. Some areas backed up in 10 year storm event (just under 5" rain in 24 hours). This will be the basis for present baseline studies. Some early recommendations are on Winter Street. There is a small pocket park there-would pull infrastructure out, get some beach sand into it and allow the water to infiltrate into the ground.

Lincoln St is being redesigned in near future and the new BMPs would be incorporated into that project such as tree planters and right-of-way ("ROW") infiltrators near street. Those would be subsurface infiltrators, that provide water storage and they act like salad spinners to get trash out. There is good sand and soils there. Tree planters would go in paved areas. Mr. Guindon asked about the BMPs reducing the natural flow of water, Mr. Roseen said yes, but the other side of the coin is to dramatically enhance water quality function. Soils allow for infiltration. The general trajectory in municipal planning exceeds a four year interval-things don't change quickly. He will come back and update ConCom on the Phase II element of project.

3. Wetland and Shoreland Conditional Use Permit for a Wireless Communications Facility at 8 Kingston Road, Map/Lot 81/49 (Francis Parice, Varsity Wireless Investors, LLC).

Francis Parice presented. They submitted Planning Board and Zoning Board of Adjustment for a special exception applications. Planning Board wants the Commission's input. This is for a cell tower for wireless services. From a wetlands perspective it's benign with a fence of 60' x 60' and a couple of concrete foundations for the tower, couple hundred sq ft total with minimal impact on the environment. Property abuts Little River-wetlands buffers there but not encroached upon. Wetlands biologist Tom Liddy, Certified Wetlands Scientist, of Luke Environmental, said they reviewed property for wetlands. There is a 25 ft setback, a 50 ft waterfront buffer, 50-100 ft natural woodland buffer and the 250 ft shoreland buffer and also the local 300 ft shoreland buffer. They will apply to NHDES for shoreline permit and expect to get it due to minimal nature of impacts for project.

Technical review with Planning Board is coming. Low impacts due to all lawn mostly. Construction impact 70' x 70' and final 60' x 60' impact area. Erosion control plan will be forthcoming. Most trees will not be coming down in this project because it's lawn for existing single family house, but some trees in low areas do need to come down.

Mr. Campbell said the Commission needs to forward a recommendation to the Planning Board. Ms. Raub said any Technical Review Committee ("TRC") conditions might influence the Commission's comments. Mr. Parice said if any greater impacts arose, they would have to come back. Mr. Koff said the impact near the buffer zone should be moved back away from the buffer zone a few feet. Mr. Parice agreed. Ms. Raub said the Commission should say it has no objection rather than make any recommendation on it. The Board agreed with that. Mr. Guindon moved the Commission submit the form with no objection, pending any TRC

changes that affect wetlands, and to move the detention pond as much farther away from the wetlands as feasible. Mr. Piskovitz seconded and it as unanimously approved.

4. Request for indication of intent to accept 12.9 acres of undeveloped land in accordance with density bonus requirements under Open Space zoning regulations 7.71.A. Properties are associated with the Rose Farm conceptual open space subdivision at Map 54, Lots 5, 6 and 7 and Map 63, Lot 205. (Keith Pattison, Exeter Rose Farm LLC)

Mr. Piskovitz recused himself from this matter.

Keith Pattison of Exeter Rose Farm LLC, under contract to purchase 50 acres of land. With him are Brenda Palver (?) of MSC Engineering, and Tim Stone of Stonehill Environmental. Worked on this for a few years. Believe this is compliant with open space regulations. The Planning Board suggested they come to the Commission for a possible decision on accepting this land. There is an existing public interest in this land, due to the spring. Discussion occurred on what is being deeded and areas of open space. They are proposing some portion be designated to public use.

Ms. Surman asked if the number of units was approved by Planning Board. Mr. Pattison said Planning Board accepted the yield-members of the public disagreed with that statement. No final plan is approved yet.

Public Comments:

Doug Flockhart of 62 Park Court said he recommends very strongly that the Commission walk the entire site-many issues out there, pollution. Green areas proposal to go to the Town is insulting. One piece is 2.9 acres surrounded by paved road. The largest portion is isolated and anyone would have to slog through wet areas and over Norris Brook to get to it.

Any land contribution of any real value there should be 12.9 acres adjacent to the Town Forest.

Mora Fay, 13 Forest Street in Exeter. This plan hasn't gone to Planning Board at this time, Commission shouldn't act yet, but should do a site walk before any decisions. One acre parcel around the spring is questionable. If build all the houses near the spring, it might not continue or even exist due to impacts.

Caroline Piper of 8 Forest St said she is a stickler for details. These three small discontinuous parcels don't meet the open space regulations of the Commission and should be denied tonight. She cited specific regulations. Per regs, not an opportunity to set aside small areas and then cram as many houses into the rest of the area as they can. Goal is to preserve areas at highest ecological value, but this does not do that. Questions quality of the entering tributary. Regulations should be for continuous open space but it doesn't exist here. Large portion of the vegetated buffer would be protected anyway. She asked the Commission to deny this tonight at least until formal plan is submitted. There was discussion on failure to connect the dots on the overview of environmental issues for this project.

Irene Flockhart, 62 Park Court, spoke on the spring area issues. Wadleigh Street was supposed to be the sole access. Now, the new development may be restricted and/or gated. That is a horrible condition not planned on. How folks get in and out needs to be looked at.

[End of public comments.]

Mr. Campbell said there are two issues here-to accept these parcels as open space depending on where they are located and the spring issue as well. Mr. Pattison said spring has been around a long time, but was relocated from its original location. It's just a natural flow out of the ground through a pipe. Discussion was on potable nature of the water, Mr.

Pattison was unsure but thought folks used the water to drink. Mr. Campbell said he would be very hesitant for the Town to take on that responsibility, Town should not have to do that. It can't monitor that feature. Commission also probably wouldn't want to do that. Mr. Pattison said the water has been recently tested.

Mr. Koff said Town shouldn't take it either, may be issues with drinking that water, there are many possible problems and issues on that use. Unsanctioned drinking water sources can be big problems. Signs should say it's not necessarily a potable water source and to be used at users own risk. Site activities for this project might affect water quantity and quality.

Mr. Campbell said a site walk seems to be a good idea. The Commission has been reluctant to just accept pieces of land, due to need to monitor them and take care of them and such. Commission now has about 2300 acres that it can't adequately monitored now. Unless really valuable, like abutting the Town Forest, it will be tough to convince the Commission to do it. Would there be access to public? Mr. Pattison said there might be a pocket park created around the spring area. There was discussion on a site walk and whether to await formal plans. Mr. Koff said fragmented nature of these properties harder to monitor, there is too much perimeter for three parcels. Mr. Campbell said not sure what this would be preserved for. Ms. Raub said she wouldn't want to pick up trash and such and more and more of the protected land would be impacted due to abutter activities. This proposed land is right up against the houses. A site walk would be good.

Ms. Piper suggested the Commission go on a site walk with the Planning Board and thus full information behind it. There was discussion on the way to go about review of this. Ms. Murphy said a site walk wouldn't hurt but if the parcel layouts change, the Commission might want to go back. Mr. Campbell said he will consult with the Planning Board.

Don Clement of the Board of Selectmen said a combination site walk would be great idea since the boards would be cooperating and there would be better input, decisions and communication. Mr. Campbell said the Commission will be back in touch with Mr. Pattison on this.

Ms. Richey said that as the Commission is a board of conservation, getting caught up on bureaucratic side of things but the public views are valuable. The Spring is a big cultural matter for Town consideration. Ms. Murphy asked if the recommendation to Planning Board is for formal site walk together. Mr. Campbell said he would contact the Board Chair.

[Mr. Piskovitz stepped back in at 8:32 pm]

5. Committee Reports:

a. Property Management

Summary of Raynes Farm Stewardship Committee will be presented next time.

Ms. Murphy said there is an interns budget for property monitoring. Do Members want to assist in interviewing candidates?. Mr. Guindon and Mr. Campbell said they would assist.

b. Trails

Letter to Editor was submitted by Mr. Campbell, thanking Comcast Cares and NEMBA and Bob Kelly and Jim Clark for all their efforts in the recent trails improvement project. Go to Oakland, 1/4 mile in, and it's amazing results. He will send thank you notes to the parties. sMr. Guindon said some new materials pulled out there is next to the trails and will have to be removed. Pressure treated remnants should be removed from site. Mr. Campbell will contact Mr. Kelly to do that. There was discussion on aspects of the situation.

Mr. Campbell said Mr. Kelly was here recently and went over a lot of projects, but it needs a site walk with him to discuss and review the areas of proposed work. A weekday at 5 pm is best for most, but Mr. Guindon wants to do a Tuesdays at 5 pm. Mr. Campbell will tell him. Ms. Murphy will do a Doodle Poll on that. Mr. Anderson wants to also do trail work. Ms. Murphy said funding for the project was substantial and it should be acknowledged. Comcast put in \$1300 for materials. Jackson Lumber contributed \$500, NEMBA gave \$500 and the Commission put in \$300 too. There were 50 Comcast folks and 20 trail workers. There was a big lunch and a lift to take the sections into the woods after they were built at DPW with Jim Clark's efforts. There was discussion on how the project unfolded and how well it went. Ms. Raub said importance of trails to Town and to the users was evident on all that.

Mr. Guindon went to see the Little River Trail, it was good and beautiful, highly recommends it. Blazing is still in place.

Mr. Raub went to McDonalds this weekend and the blazed trail that was moved there were logs and trees down that need removal. Discussion on that.

c. Outreach

Mr. O'Hearn reported the woodcock walk went well. He gave a description of the woodcock dance and singing that occurred. He is trying to get a Fish & Game funding application for mowing the field and pruning the apple trees. Have to allow hunting to get the grant. It would be for wildlife habitat improvement funding and looks like this might be considered if they apply for it. Discussion on mowing the field was to do half of it each year, not all of it every year.

Ms. Murphy said there was a Climate Action Day at PEA, with almost 20 kids. They got into erosion issues at the river landing and the kids got branches and put them on the erosion as attachments for seeds.

Ms. Murphy said there was a Vernal Pool Workshop for Forest Ridge residents, Mr. Guindon and Ms. Murphy attended. The residents were very interested and the Commission should continue it every year. The active vernal pool there would be protected very well. NH Fish and Game said there should be a night-time walk there next year with Brandon Clifford to view adult vernal pool activities.

Ms. Raub said the school packed trees-gave out 200 of them, 26th year they did it. Mr. Campbell will send a note of thanks to him.

Rain Barrel program was successful but some issues with links. Delivery this week at DPW, Mr. O'Hearn will have list and color of barrel ordered. Discussion on publication of program in newspaper.

6. Approval of Minutes April 11, 2017:

Ms. Raub said she had some minor changes and would email them to the Recorder. Mr. Piskovitz moved approval subject to Ms. Raub's corrections, Mr. Koff seconded, and they were unanimously approved.

7. Correspondence:

Ms. Murphy reported that NHACC annual dues are \$629. Mr. Koff moved approval of the expenditure, seconded by Mr. Guindon, unanimously approved.

LCHIP gave town \$400 as recognition of ConCom's monitoring efforts, for Commission's conservation fund.

Timber Harvest on Connor Farm Property by NH Fish and Game. Mr. Guindon asked about invasive species. Ms. Murphy said the Town needs

three estimates, walked it with three contractors and time is of essence to get it moving and get commitment by the successful contractor.

8. Other Business:

Mr. Campbell said he will not be present at the next session-June 13th, Mr. Guindon will chair it.

9. Next Meeting: Date Scheduled (6/13/17), Submission Deadline (6/2/17)

10. Adjournment:

There being no further business before the Commission, Ms. Raub moved to adjourn, seconded by Mr. Piskovitz and it was unanimously approved. The Chair adjourned the session at 9:06 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

June 6, 2017

Site Walk

On Tuesday, June 6th, 2017 at 5:00 P.M., the Exeter Conservation Commission conducted a site walk to review trail improvement projects proposed by Bob Kelly within the Henderson Swasey Town Forest. The proposed project areas and description is attached for reference.

CC Members in attendance included Bill Campbell, Carlos Guindon, Todd Piskovitz, Alyson Eberhardt, David O'Hearn, Dave Short, and Selectboard's representative to the Conservation Commission, Anne Surman.

Also in attendance were Kristen Murphy, Exeter's Natural Resource Planner, and Bob Kelly and Ri Fahnestock, members of the Exeter Trail Committee.

The group met at the Commerce Way cul-de-sac and with permission from the landowner, entered the trails via the C3i property.

The Committee was able to view project numbers 1-4 and 10. The Committee agreed to the re-connection of the trail from the C3i property to the trail network and was agreeable to 1, 2, 3, and 10. Members of the Committee did feel that project 4 would require additional discussion.

The walk concluded at 7:30 pm.

Kristen Murphy



Comcast Day

1 message

Bob Kelly <kellyes@comcast.net>
To: Kristen Murphy <kmurphy@exeternh.gov>

Tue, Mar 28, 2017 at 5:49 PM

Hi Kristen

Just letting you know, Jay Perkins is good to go on us setting up shop to fabricate the boardwalk sections for the Comcast Day work. Will let you know about final budget, but probably about \$1000 so your \$300 will be a help. Am also going to reach out to Matt Caron at NEMBA to see if they will kick in.

Also, here is a first cut at a trail work list to present to ComComm and biking community at large. See what you think

KEY

Fort Rock

1. Rework entry off of Industrial Park
 - 1A. Do we want a sign indicating re-route of FR IP entry down gas line?
2. Reroute rooty hill after wood bridge beyond trail split at 3 marker
3. Reroute rooty section just before big rock on Blue Trail
4. Reroute rooty hill section just before 4 marker at junction of Blue and Yellow trails
5. Re orient southern Green Trail at large logged open space
6. Rebuild plank section on southern Green Trail just before junction with double track (think Dave Michaud built this 10 yrs ago or so)
7. Re orient northern Green Trail at large logged open space after junction with Deane's Dream
8. Clean up slash at northern Green Trail near cut-over junction to Deane's Dream (log skinny)
9. Add "To Highway Tunnel" signs at Yellow Trail side trails to tunnel
10. Clean up downed pine tree (from last winter) near 5 marker at Log Skinny Junction

Oaklands

1. Rebuild plankburger bridge (we are doing this April 22 with Comcast)
2. Rebuild Denny Houston bridge or possible reroute to higher ground

3. Reroute Hill of Snakes (rooty up on cut through to Zilla)
4. Reroute rooty area on BLT between power lines and beaver dam bridge (that also needs repairing)
5. Cut out 24" tree stub near our new banked area from last year to give trail more flow

Bob

2 attachments



Oaklands trail maintenance list.2017.jpg
422K



Fort Rock trail maintenance list.2017.jpg
447K

HENDERSON-SWASEY TRAIL NETWORK

This area is the result of donations by several generous individuals and has been set aside for conservation and recreation purposes. The parcels are managed by the Exeter Conservation Commission with the support of many dedicated volunteers.

Non-motorized activities including hiking, biking, skiing and snowshoeing allow for year-round enjoyment on established trails. Temporary closures may occur during very muddy or wet conditions. Closures will be posted at entrance kiosks and the Town of Exeter website.

Dogs are welcome but must be leashed and cleaned up after.

In accordance with Town Ordinances the following uses are not permitted:

- motorized vehicles
- horseback riding
- hunting

Please respect this land for the benefit of all users.

Report any misuse to the Town of Exeter at (603) 778-0591

The map displays a network of trails in Exeter, NH. Key features include:

- Trails:** Green Loop (1.56 Miles), Blue Loop (1.75 Miles), Yellow Loop (0.98 Miles), Gas Pipeline (0.50 Miles), and Additional Trails.
- Landmarks:** Industrial Park, Water Tank, Camel Humps, Deane's Dream Trail, Gas Pipeline Trail, and Active Railroad.
- Roads:** Route 101, Route 27, Route 85, Exit 9, and Exit 10.
- Other:** Norrisbrook Condos, Private Property, and Tunnel to Oaklands Network.

Legend

- Green Loop (1.56 Miles)
- Blue Loop (1.75 Miles)
- Yellow Loop (0.98 Miles)
- Gas Pipeline (0.50 Miles)
- Additional Trails
- Map Locations
- Trail Posts
- End of Access
- Kiosk
- Parking
- Local Roads
- Non Maintained Roads
- State Roads
- Railroad
- Private Property
- Parcel Lines
- Other towns
- Exeter



Please note: Some trails cross onto private property. The landowners have allowed the use of the trails, but please respect their property.



This area is protected as a result of donations and easements granted by several generous individuals and has been set aside for conservation and recreation purposes. The parcels are managed by the Exeter Conservation Commission with the support of many dedicated volunteers.

Non-motorized activities including hiking, biking, skiing and snowshoeing allow for year-round enjoyment on established trails. Temporary closures may occur during very muddy or wet conditions. Closures will be posted at entrance hosts and the Town of Exeter website.

Dogs are welcome but must be leashed and cleaned up after.

Hunting in season within the Oakland's Town Forest is permitted unless otherwise posted.

In accordance with Town Ordinances the following uses are not permitted:
 --motorized vehicles
 --horseback riding

Please respect this land for the benefit of all users.

Report any misuse to the Town of Exeter at (603) 778-0591

Legend

- Red Loop (0.1 Miles)
- Snowmobile Trail (0.1 Miles)
- Additional Trails
- Map Locations
- Private Property
- Trail Posts
- Parade Lane
- End of Access
- Other Towns
- Local Roads
- State Roads
- Kiosk
- Roost
- Parking
- Exeter
- Railroad
- Non Maintained Roads



Oaklands Network

Please note: Some trails cross onto private property. The landowners have allowed the use of the trails, but please respect their property.



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

Exeter Conservation Commission, Exeter Planning Board Joint Site Walk

June 13, 2017

On Tuesday, June 13th, 2017 at 5:00 P.M., the Exeter Conservation Commission & Exeter Planning Board conducted a site walk to review the NHDES Standard Dredge and Fill application and Wetland Waiver Request for Tax Map 47-8 for the proposed Ray Farm Active Adult Community. Planning Board members were also invited to attend.

CC Members in attendance included Carlos Guindon, Ginny Raub, Drew Koff, Todd Piskovitz, Alyson Eberhardt, David O'Hearn, Dave Short, and Selectboard's representative to the Conservation Commission, Anne Surman.

Members of the Planning Board in attendance included Katherine Woolhouse, Aaron Brown, Pete Cameron, and Gwen English.

Also in attendance were Kristen Murphy (Exeter's Natural Resource Planner) and the applicant's representatives, Brendan Quigley (GES), Doug Grenier (92+1), Deny Hamel (Cammet), Steve Leonard (Owner Rep), and Justin Pasay (DTC).

The group met at the existing dirt road entrance to the property and walked along the proposed TIF road centerline to the first wetland crossing. Ginny Raub and Pete Cameron departed at 5:30. From there the group continued along the existing mountain bike trail noting stakes for proposed infrastructure and final wetland crossing along the way. The group continued to the property boundary on the back side of Building C. From there the group split with a portion returning to their vehicles while a subgroup including Aaron Brown, Todd Piskovitz, Gwen English, Carlos Guindon, and Kristen Murphy as well as the project team continued to walk across the project area to observe the location of Building D.

The walk concluded at 6:20 pm.

Kristen Murphy

**CONSERVATION COMMISSION
JUNE 13, 2017
DRAFT MINUTES**

A. Call to Order:

Acting Chair Carlos Guindon called the session to order at 7:04 p.m.

1. Introduction of Members Present:

Members present were Todd Piskovitz, Andrew Koff, Virginia Raub, Carlos Guindon, Vice Chair and Acting Chair; Alyson Eberhardt, David O’Hearn; Anne Surman, Selectmen’s Representative; Marie Richey, Alternate Member, and David Short, Alternate Member.

Staff present were Kristen Murphy, Natural Resources Planner; Paul Vlasich, Town Engineer; and David Pancoast, Recording Secretary. Applicants, consultants and members of the public were present as well.

Mr. Guindon introduced David Short, newly appointed Alternate Member.

2. Public Comment

There was none.

B. Action Items

1. Lincoln Street Watershed Improvement Project (*Paul Vlasich, DPW, Rob Roseen, Waterstone*)

Paul Vlasich, Town Engineer, said there was a \$75,000 grant awarded which work needed to be completed during this June. Lincoln Street watershed was chosen because there were many opportunities for improvements.

Robert Roseen of Waterstone Engineering presented an update and the final results, including a slide show of the project and results. This project is part of the Administrative Consent Order with Exeter from NH DES. There is an annual reporting process on nitrogen levels in the watershed. The NH small MS4 municipal stormwater permit is in place and includes nitrogen control improvements. Retrofit includes best management practices. An old

stream bed of Kimmon Brook (now fully culverted) runs east/west through the watershed with a 27" storm drain. He showed a slide for current modeling of a 10 year storm for flooding areas. The slide showed some Best Management Practice ("BMP") improvements, already showing significant improvements for the watershed.

BMPs #1 and #2 are located on Main Street at Dino Park where the cemetery is located. For improvements these BMPs are showing 76 % load reductions, which are in addition to wastewater plant reductions at 75%, so it's a very good improvement. He reviewed other BMPs installed as well, and summarized their improvements. Reductions vary because the devices are opportunistic. He reviewed the cross-section of the devices to indicate how they work. Once installed, they are out of sight underground. He explained one device that functioned just like a salad spinner to remove solids from the stormwater. Tree planters were another BMP used to make improvements as well.

Costs were broken down into four areas of the watershed. BMPs #1 and #2 were about \$125,000 each. It's about \$1500 per pound of nitrogen removed from the system. The tree planters were in the \$3,000 range. BMP #5 was about \$50,000. The final report will be issued at the end of June.

Ms. Eberhardt asked about BMPs and whether trees could go over them. Mr. Roseen said yes, but they prefer to avoid that. Distance separation of between things matters on efficiency/effectiveness of the BMP devices.

2. Conservation in a Changing Climate: Assistance Opportunity (*Lisa Graichen, Amanda Stone*)

Amanda Stone of the UNH Extension spoke about the importance of Conservation Commissions' work, often going unrecognized. RPC did a Searise project that fits with this one. Coastal Hazard Commission ("CHC") was formed in 2013, and is a bipartisan group. It represents all 17 coastal communities that include those on Great and Little Bays as well as the ocean. The science shows clearly that sea level is definitely rising and there is an increase in storm surges and accompanying flooding as well. NOAA is working with this group and they are all trying to educate, do outreach and such. There is funding to assist municipalities with projects. There is an

outreach program to inform Exeter residents about climate change. The Planning Board is often involved but ConComs should be as well because natural resources are often affected. Rockingham Planning Commission (“RPC”) is involved. Julia Branch is working on programs in this area. There is also coordination of state agencies to assure same page efforts across the board. She passed out an information sheet and went over it. [Interested parties can view it at the Conservation Office.] There has been an increase in invasive species.

The Natural Resources elements were taken out of the main Report. The maps show the five foot sea level rise contour for issue awareness. The five things Commissions can do to help climate change awareness are to encourage preservation of natural features, control of invasive species, build public awareness about climate change, include climate change in municipal documents, and add climate vulnerability and adaptation benefits to the criteria.

Protecting natural resources is one of the most important things to do locally to accommodate climate changes. An example would be to include areas where salt marsh could migrate inland as sea level rises in the future.

She discussed other actions that Commissions can do to accommodate climate changes. Living shorelines are very important, as opposed to “hard-scaped” shorelines.

Mr. Guindon said some invasive species management is being done at Commission administered properties. Ms. Raub said the Town has applied for a SAIL grant. It involves Stormwater Regulation and Master Plan updates, which involve sea level rise. Ms. Stone said it was important for Town boards and officials to work together on planning, projects and permitting to assure developments improvements are on the same page.

She said she hoped representatives of the Commission might participate in the Rockingham Planning Commission projects on this issue.

Ms. Richey added that it would be a good idea to incorporate more climate change language in local documentation and decisions. Ms. Stone agreed.

3. July 27, July 28 Eco-Endurance Event Request (*Mason Holland*)

Mason Holland explained that a Four-day Eco-Endurance event will be held next summer, with participants hiking, biking and paddling their way through natural areas in NH and here in Exeter. The northern side of Fort Rock will be involved. No marked course, just hung flagging in the woods. There will be no vehicles, just bikes. There will be a couple hundred participants separated into groups of 2-4 and at that point in the event they will be well spread out. It will probably cover about 36 hours of total time. There won't be a mass of people at any point. This is planned for July 2018, a year from now. It's a non-stop event, participants decide when they need/want to stop for any reason. They are asking for 24 hour access to Fort Rock for this event, short time for this. No trails need to be closed. There can be some bushwhacking for flags, but can keep the flags right on the trails if it's a problem.

Ms. Eberhardt asked if there were camping spots for the eventers. Mr. Holland said most camp a few nights, but some competitors sleep an hour only twice over four full days, to try to win. It is mountains to coast course, but it's a secret course until the morning of the event. Ms. Richey asked about "leave no trace" aspects, maybe moving debris out of trails etc., as they go. Mr. Holland said the group are nature lovers and a conservation event of some kind is generally woven into the event during it.

Mr. Piskovitz said that Fort Rock has some private components and the Commission can't manage or approve that access. Mr. Guindon said the Commission has to decide if it's something worth approving. He thinks it's a good idea. Mr. Holland said they are open to suggestions on making a positive impact. Mr. Piskovitz moved approval, seconded by Ms. Raub and the vote was unanimously approved. Mr. Holland will send Ms. Murphy their insurance certificate when the event is closer.

4. June 24 Exeter Trail Race 2017 Event Request (*Ri Fahnestock and Sarah Sallade*)

The Trail Race is June 24th at 6 Commerce Way. The landowner is okay with it and it has been approved. Construction issues are involved but they can

get folks through there at C3I company site. Course changed just a little bit, but nothing major. There is a bridge down at one point of the race course, but the group will be fixing that before the race as an improvement. Start time is 10 am but it might be staggered a bit. This is the New England Trail Riding Championship this year, but only about 50 extra people, so about 150-200 total . There is a 10 mile and a 4 mile race and the 4 mile will start later than the 10 mile race, so all will be done by 1 pm or so. There will be a sweep cleanup afterward to leave the trails as they should be.

Trails don't need to be closed but "Race in Progress" signs will be put up to make walkers aware. Comfort stations will be available at the start and finish. June 24th is the same date as Exeter Summerfest, so they will be sending racers down there afterward. Ms. Eberhardt moved approval, Mr. Koff seconded and it was unanimously approved.

- 5. Standard Dredge and Fill Application for the construction of a residential, Active Adult Community for 1,395 SF of wetland impact. In addition, a request for your recommendations on the requested waiver from the provisions of the Wetland Conservation District in accordance with Article 9.1.6. C of the Zoning Ordinance and Section 9.9.2 of the Site Plan and Subdivision Regulations (Map 47, Lot 8).**

Michael Donohue, Esq., of Donohue, Tucker and Ciandella, presented. Mr. Shafmaster couldn't be present this evening. Also present were Steve Leonard, Project Manager, Brendan Quigley of Gove Environmental Services, Denny Hamel of WC Cammett Engineering, Doug Griner, Landscape Architect, of G2+1, who made many improvements to naturalize the project, and also Justin DeSay, Esq., of the Donohue Office.

This is for a 116 unit adult community. At the last Planning Board meeting it was positively received by that Board. Many of them were there on the site walk with ConCom for this earlier tonight.

There are some waivers involving the buffer areas, but others might be of interest to ConCom as well. Parking waiver and waiver to reduce distance for parking to roadway areas. Ms. Murphy can comment on those as she was involved for Commission and TRC considerations.

Mr. Quigley of Gove Environmental Services, spoke and addressed state application direct impacts. Two main features are shallow pond and a wetlands area too. Actual pond is small. There is an overflow finger from the wetlands. Watson's Brook is involved. This is a standard forested wetlands dominated by ferns. There is 995 sq ft of disturbance in one area. Mr. Koff asked about the timing of delineation. Mr. Quigley said Fall of 2014 and onsite for 5 years overall. Second impact area is stream crossing at a discreet location-two foot deep channel. A 12 foot wide box channel will span entire channel and stream bed will be within it. It's a Tier One crossing meeting openness ratios and requirements. Total is 1395 sq ft of impacts for all. This is a fairly routine project from wetlands perspective. NH Natural Heritage Bureau was contacted and two plants came up. A federally protected species can be found in that area, but they haven't uncovered any yet, after one search. A second search will be conducted soon for that species.

Mr. Koff asked about utilities for the site. Mr. Leonard said they will be located under Epping Road and then under the "TIF" road on this site. Those impacts are within the wetlands and buffer impacts already listed. The box culvert is 4 ft high and 12 ft wide. The sewer will be mostly gravity feed with one pump up area. The utility company wants overhead lines but the applicant is trying to get it to agree with underground utilities.

Ms. Richey asked about plan changes from last time for ConCom only. Mr. Donohue said no significant changes. There are waiver changes to be discussed. There was discussion on when Commission would act on various aspects of this matter. Ms. Murphy said that Shorelands Ordinance issues must be appealed to the ZBA.

Doug Griner, Landscape Architect, said he was brought in to naturalize the project. Discussion was about various site design elements, storm drainage, bio-retention areas and treatment swales and rock stabilized slopes (in lieu of retaining walls, to avoid having too many guardrails). Those slopes have 1:1 slope ratios. They are visually more appealing for residents. They will be overseeded with NE Conservation Mix. There is some lawn but not much of it. Small areas of lawn around immediate perimeter of buildings. They will

use NE Conservation and Wildlife Mix for those areas. His work integrates with other team-members' design efforts. Road is now more serpentine and natural looking. Outdoor patios are included on all buildings and most are wedged into areas near rock-stabilized slopes, improving it site-wise.

For shrubs, some are natives and some are "improved natives" for better flowering features. Trees are all natives and randomly placed for a natural look. He will be present for all plantings to assure locations are random.

Ms. Eberhardt asked about shrub plantings. Mr. Griner said there are some but not much, mostly 2" stock. They are using naturalized landscaping for the project, to minimize any fertilizing needs,

Ms. Eberhardt asked about graded slopes. Mr. Griner said they become rock stabilized slopes for the most part. He discussed rain gardens and bio-retention areas too as well as treatment swales.

Steve Leonard added there is ZBA variance approval for this project site.

Ms. Richey asked about detention ponds and if permeable/porous pavement has been considered at all?

Dennis Hamel of Cammett Engineering reported that permeable pavement was considered but it doesn't work well in a linear setting due to damages from heavy construction vehicle and other vehicle repetitive passage, much better in a parking lot situation. So they ruled it out here for those reasons. There were initially 266 parking spaces required. Garages under spaces numbered 122 and they originally needed 144 more above-ground spaces. But the marketing folks said parking isn't a big issue here, so it was reduced to 198 outside spaces. Reduced paving of road width and parking areas too. He discussed moving improvements out of buffers. Two are in structural setback area but not no disturb. A new product called modular bioretention devices will be used, ten in all. They filter water at 100 inches per hour and handle a lot of stormwater. Also reduce TSS and nitrogen by 48% and phosphorous by 66%. The manufacturer installs them, assures functionality and only after a year of functionality turns them over to the site owners to

assure they work okay. Only maintenance is replacing surface bark mulch annually.

Ms. Raub asked about buffer on the Landscaping Plan. Mr. Hamel showed her they were outside the buffer she was asking about.

There was discussion on impervious surfaces percentage of 26%, how calculated. Mr. Quigley responded that it's the total lot area that lead to the calculation. Mr. Donohue said that information appears on wetlands impact plan and in their waiver requests. Wetlands onsite is about 1.5 acres, so about 10 acres is non-wetlands on this site. Much of it taken up in buffer protections on site. Direct wetlands impact under Army Corps definition is about 1.2%, which is very low for a project like this.

Ms. Eberhardt said she is uncomfortable with the amount of impervious surfaces in this project. Mr. Donohue said the impacts are not even half of the area. Landscaping doesn't create impervious surfaces. In fact, the outside patios will all be surfaced with permeable pavers.

Mr. Quigley added that 57,000 sq ft of impervious was the original number but it went down to 37,000 sq ft, a 35% reduction. None of that is for impermeable surfaces. The majority of impacts are the graded slopes.

Ms. Eberhardt said that there are 25% of the 50 foot buffer onsite will have direct impacts, almost 40,000 sq ft-which makes her very uncomfortable. Project is squeezed into every bit of upland they can. She suggested that RPC be brought in to review the wetlands delineation. Big project so every little bit of wetlands that is involved need to be verified and well defined.

Mr. Donohue asked if she had any particular concerns on that aspect. He said this comment/suggestion should have come up at earlier presentation. Entire wetland impact here is only 1500 sq ft, shouldn't have to redelineate whole thing on that basis. If something definite as to mitigation, then let them know and they'll work on it. Mr. Leonard said the two road crossings are about 60% of the buffer impact. Mr. Donohue added that it was quantified. Impact is to get the roadway in on a sizeable area of buildable

land, not the buildings. He agreed it's not a simple site. Mr. Leonard added that swales are part of the treatment and water management features.

Ms. Murphy read the procedures on the process. The Planning Board, Code Enforcement Office ("CEO") are all involved, and the ConCom about the wetlands issues. The Planning Board can call in another expert to check the delineations of them. ConCom would have to recommend that to that Board and it would decide what to do. Mr. Short said it boils down to validity of the delineations presented to the ConCom. Mr. Koff said no flags were present on the site walk. Mr. Quigley said the flags are there but a few years old, so only remnants most likely. He said the site walk didn't go that close to the wetlands tonight. Flags might be moved in field review but most likely no changes to project, maybe only some grading. Mr. Leonard said that they first delineated this 10 yrs ago with someone else. Mr. Gove went out and rechecked it all to do a new delineation which also served as a sort of double check on that original delineation. There were some changes in wetlands delineation processes and analysis regimes since then. Mr. Quigley said the two delineations were very close to each other and would be highly unlikely to change anything on the project due to that.

Dredge and Fill Application:

Ms. Raub asked if one matter is predicated on the other with respect to the two application matters. Mr. Piskovitz said it's either no objection or to be approved with suggested conditions that are stated. Ms. Murphy said if there's no recommendation, the application would just go forward without one from the Commission and the Planning Board would decide what to do.

Mr. Koff asked if any lesser process could be followed on delineations without full scale redelineation? Mr. Quigley said not really. Mr. Koff moved the Commission submit "no objection" to dredge and fill permit issuance. Ms. Raub seconded. On discussion Ms. Eberhardt asked if the Commission could add that the delineation was done several years ago. Ms. Surman asked who paid for Gove's work? Applicant said they paid it. Ms. Surman said the Town has used Gove many times so if there are no specific issues about the delineation, then shouldn't make applicant expend any more money on this if it's not needed.

Discussion was held on delineation. Ms. Raub said her concern is it was a fall delineation several years ago. Might not warrant another opinion on it. She sees both of the points made by Ms. Eberhardt and Ms. Surman. Mr. Quigley said that there would be very few if any changes. Fall delineations don't pose many problems, not like winter can.

As to the first motion there was no change in it after all the discussion. Mr. Koff (mover) said this should have been considered earlier in process. Mr. Short suggested possibly stating "No objection recognizing the strides the applicant made to reduce buffer impacts and the Planning Board should recognize that but decide if any additional actions exist that could further minimize buffer zone impacts, then those should be considered." Mr. Guindon said the motion should be amplified to include some element of the Commission's concerns.

Mr. Koff withdrew his original motion and Ms. Raub withdrew her second. Mr. Guindon offered a motion to state "no objection to permit as presented, but any actions that could be taken to further reduce impacts should be considered." Mr. Koff moved it, Mr. Piskovitz seconded and the vote was all ayes but Ms. Eberhardt voted nay. The motion carried.

Waiver of wetlands impacts:

Ms. Eberhardt asked what their role is for this? Ms. Murphy said it's a recommendation/comments to the Planning Board. Ms. Raub asked whether ConCom should acknowledge there was no discussion on waiver for wetlands impacts. Mr. Guindon said it could. Mr. Donohue said the applicant presented all reasons for justification for the wetland waiver in its presentation tonight and the deliberations should reflect that fact. Mr. Koff moved to support the waiver application with no objection, Mr. Piskovitz seconded. The vote was all ayes but Ms. Raub and Ms. Eberhardt both voted nay. The motion carried despite the two objections.

6. Seeds of Success Program: Request to Collect on Conservation Land

Ms. Murphy said the program is to collect native local seeds for use in future projects. ConCom would get some of them. Ms. Eberhardt moved it, Mr. O'Hearn seconded and it was unanimous.

7. Committee Reports

a. Property Management

i. Raynes Lease

Ms. Murphy: lease is ready, signed by farmer, recommend to BOS that it approve/sign it. It has all language Commission wanted. Mr. Koff moved approval of lease as presented, Ms. Eberhardt, and it was unanimously approved.

ii. Raynes Barn Sign [This matter was tabled]

iii. Henderson Swasey Invasive Plant Treatment

Need three quotes per Ms. Murphy, but they can't find a third bidder. Needs Finance Dept approval somehow if can't get a third quote. Needs to get it done so can do the work this Fall. The Commission decided to add a meeting if necessary for this.

b. Trails

i. 2017 Trail Project List Review & Overview of Site Walk

There was a brief update and more work is needed.

ii. Morrissette Kiosk Funding

Tabled due to lateness of the session.

c. Outreach

Ms. Eberhardt: June 20th Estuary Alliance on Birds from 12-1 pm, at St James Masonic Lodge in Hampton.

8. Approval of Minutes: May 9th, 2017

These were tabled due to lateness of the session.

9. Correspondence

There was none.

10. Other Business

Apple Tree Release Program with Ben & Jerry's was a big success and they donated a lot of ice cream to the Commission for everyone to enjoy.

11. Next Meeting: Date Scheduled (7/11/17), Submission Deadline (6/30/17)

12. Adjournment:

There being no further business, Mr. Koff moved to adjourn, second by Mr. O'Hearn, the motion passed unanimously. Chair adjourned at 10:31 pm.

Respectfully submitted by David Pancoast, Recording Secretary.