



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, December 5th, 2017 at 7:00 P.M.**

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items

1. A Wetland/Shoreland Conditional Use Permit application for a proposed multi-tenant Light Industry/Distribution Facility at 24 Continental Drive (Tax Map 56 Lot 3).
2. Committee Reports
 - a. Treasurer's Report
 - b. Property Management
 - i. End of Year Expenses
 - c. Trails
 - d. Outreach
 - i. Barry Conservation Camp Contest Winner Selection
 - e. CC Representatives Report on Other Committees
 - i. Fertilizer Amendment
3. Approval of Minutes: November 14th Meeting
4. Other Business:
5. Next Meeting: Date Scheduled (1/9/18), Submission Deadline (12/29/17)

Non Public Session

Non public session pursuant to RSA 91-A:3, II (d) for the consideration of the acquisition, sale, or lease of real or personal property

Bill Campbell, Chair

Exeter Conservation Commission

December 1st, 2017 Exeter Town Office, Exeter Public Library, and Town Departments.

**TOWN OF EXETER
PLANNING DEPARTMENT MEMORANDUM**

Date: December 1, 2017
To: Conservation Commission Board Members
From: Kristen Murphy, Natural Resource Planner
Subject: December 5th Conservation Commission Meeting

1. Garrison Glen, LLC, 24 Continental Drive, Tax Map Parcel #56-3.1

The applicant has submitted a Shoreland and Wetland conditional use permit for construction of a multi-tenant light industry/distribution facility. A wetland application has not yet been submitted for this project so it will need to come back to you at a future meeting.

By way of orientation, this parcel abuts the Little River Conservation Area just east of the footbridge. There is a 10' pedestrian easement that was granted during the subdivision of this site between this parcel and the parcel to the north.

- 1) The packet includes the response to my technical review comments. All were adequately addressed with two outstanding items. I have drafted a potential condition you could recommend for the first one, should you agree. The need for one regarding the thin area between the SW corner of this parcel and the Little River area would be clarified during a site walk so I have not included a condition for this comment.
- 2) The 10' pedestrian easement identified on recorded plan D-26568, be added to the proposed conditions plan until such time the easement is relocated to a location mutually agreeable to the applicant and the Conservation Commission.

Proposed Motion:

- *I move to make a recommendation to the Planning board that the Commission has*

- NO OBJECTION*
- NO OBJECTION WITH THE FOLLOWING CONDITIONS*
- RECOMMENDS DENIAL FOR THE FOLLOWING REASONS*

to the granting of a Wetland and Shoreland conditional use permit for PB Case 17-29 for a 30,000 s.f. office/industrial warehouse at Tax Map Parcel #47-1-3 and 47-1-4, as presented.

2. End of Year Expenses

Should we not obtain a camper to sponsor, there are two signs we have the designs for but have not yet approved funding for printing. Both would be 12"x18" 1" PVC full color signs mounted on a post like the ones in the interior of the forest. One is for the skate park end of the Morrissette property. The second is for the Garrison Lane entrance to the Little River Conservation Area.

Cost: Not to exceed \$250, Conservation Land Admin.

To:
 Ms. Barbara McEvoy
 Exeter Planning Department
 Town Hall
 Exeter, NH

Date: November 17, 2017	#4891-SPEC
Re:	
Proposed Site Plan Application - Resubmittal	
24 Continental Drive	
Exeter, NH	

WE ARE SENDING YOU

Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order Permit Application _____

Scope:

COPIES	DATE	NO.	DESCRIPTION
1			Cover Letter from Hayner/Swanson, Inc.
7			Complete Sets of Plans (Revised 11/7/17)
1			Waiver Letter (Revised 11/10/17)
15			11 x 17 Sets of Plans
1			Revised Stormwater Management Report
			FINAL SUBMITTAL FOR THE DECEMBER 28, 2017 EXETER PLANNING BOARD MEETING

REMARKS:



James N. Petropulos, P.E.
 President/Principal Engineer



November 17, 2017
Job #4891-SPEC

Ms. Barbara McEvoy
EXETER PLANNING DEPARTMENT
10 Front Street
Exeter, NH 03833

**RE: PROPOSED SITE PLAN – FINAL SUBMISSION
24 CONTINENTAL DRIVE
EXETER, NEW HAMPSHIRE**

Dear Barbara:

Please find enclosed revised plans and application information addressing the various technical review comments provided to us on September 7, 2017 for the above referenced project and the comments we received from Kristen Murphy and Underwood Engineers, Inc. Listed below our responses to the comments we have received to date. These responses appear in the same order as presented to us.

TRC COMMENTS FROM MEETING ON SEPTEMBER 7, 2017

- 1. The Stormwater Management Report has been amended to account for a 15% increase in peak rates due to long-term climate change as required by the NHDES Alteration of Terrain revised regulations.***
- 2. Dig Safe notification labels have been revised to include the Town of Exeter Department of Public Works contact information.***
- 3. The Photometric Site Lighting Plan has been revised to show the underground conduit for the proposed lighting system.***
- 4. The domestic and fire water services have been separated as requested.***
- 5. A domestic water curb stop has been added to the plan set as requested.***
- 6. The gas/drain line crossing near the proposed pump station has been revised to provide a greater separation between these two utilities.***
- 7. Access routes to the proposed sediment forebays has been added to the plan set.***
- 8. The power note on sheet 4 of 20 has been revised as requested.***
- 9. The curb legends in the plan set have been revised as requested.***
- 10. Please see the revised waiver letter seeking to use Cape Cod berm in certain areas of the site.***
- 11. The Van Accessible sign has been added to the Handicap Parking Sign detail.***
- 12. Please see the revised waiver letter seeking relief from certain architectural guidelines.***
- 13. The sewer manhole detail has been revised to include a note stating the "Steps within sewer manholes are not allowed".***

14. *The water service detail on sheet 4 of 20 has been revised as requested.*
15. *The hydrant detail on sheet 4 of 20 has been revised as requested.*
16. *Ten parking spaces have been deleted from the front parking lot (now shown as future parking) as requested.*

KRISTEN MURPHY EMAIL DATED SEPTEMBER 6, 2017

1. 10' Pedestrian Easement: In the past Mr. Monahan approached the CC with a proposal to relocate the pedestrian easement. Is that still the intention? I do not see it on the proposed conditions so it is not clear to me. The closest access point to the existing trail network is in the SW corner of the property where the existing woods road lies. Any potential to connect public access to this location? Leaving it where it lies poses both access issues and burdens both lots in this industrial complex. Seems movement would benefit both parties. ***Our client, Garrison Glen, LLC intends on working with the Town of Exeter to provide a better, more user-friendly, pedestrian path and easement that would connect the existing trail network in the SW corner of the site to the Garrison Glen Corporate Park. Mr. Monahan's preference would be to first construct the project and then work with the Town to determine, in the field, the best possible location for the path system. We would recommend that this be a condition of site plan approval.***
2. Impervious Cover: Please calculate the % of impervious surface that is proposed for within the SPD boundary. Limited to 10% of portion of lot in district per 9.3.4. B. ***Section 9.3.4.B. of the Exeter zoning ordinance limits the use of the Shoreland Protection District (SPD) to 10% impervious surface area of land within the SPD for sites along the shoreland of certain water bodies in Exeter. The Little River, which abuts our subject site to the rear, is not included in the list of water bodies.***
3. Contiguous Wetland: Is the wetland that is between this lot and Lot 4 contiguous with the Little River complex? Text states the wetlands planned for fill are not but does not speak to this wetland. If it is, please adjust buffer lines. If it is not I would recommend adding text to application to clarify. Also I didn't see a stamp from a wetland scientist on the plan. ***Wetlands on the property were flagged in 2015 by Gove Environmental Services and field located by Hayner/Swanson, Inc. All of the wetlands identified on the property are forested wetlands with poorly drained mineral soils, typical in New England and within the Continental Drive area. Though ultimately associated with the Little River, these wetland areas lie up gradient and distinctly separate from the river and its Contiguous Wetlands as defined by the Exeter Shoreland Protection District. The Contiguous Wetlands lie entirely off-site to the west within the Little River Conservation Area and are characterized by very poorly drained soils and a mixed scrub-shrub/emergent wetland type. The southern portion of the river in the project area is characterized by steep embankments which clearly define the seasonal high water with no adjacent wetland area. The limit of Contiguous Wetland, seasonal high water, and the associated limit of the 300-foot Town of Exeter***

- Shoreland Protection District is depicted on the plans. Also, the plans have been stamped by certified wetland and soil scientists.***
4. Please add label to buffer line that appears between the Town 300' and State 250' in NW corner of property. I believe it is 150' SPD but the symbol is the same as the 250' so it's difficult to distinguish. ***We have identified the buffer line in this location as requested.***
 5. If memory serves, the trees cover is very thin along the property boundary with the Little River and showing a 50' buffer and limit of clearing may overstate what that buffer will actually provide. Landscaping plan shows only grass in this area. Any potential to add additional shrubs/trees to minimize visual impact from the conservation area. Same concern about light spillage there. Is it 0 at property boundary? ***I have spoken to our client, Tom Monahan of Garrison Glen, LLC, regarding this comment and he would prefer to work with the Town, after the project has been built, to address with added landscaping, any thin areas in the back part of the site that would create a more meaningful buffer. With regard to light levels in this part of the site, there is no spillover beyond the property line. See sheet 20 of 20.***
 6. Covenants require stormwater is being discharged to the most up-gradient wetlands on the property. Please check to be sure this is the case. ***The outlets of the stormwater management areas are at their highest possible discharge elevations, therefore the design is compliant with the park covenants.***
 7. Contact me for getting project on CC meeting agenda. Meetings are 2nd Tuesday of the month with an application deadline 2 Fridays before the meeting. i.e. Oct 10 CC meeting deadline is 9/29. We have had good success with attendance when we schedule site walks at 5 before the CC meeting (assuming it's still light out). If that day/time does not work please include potential site walk dates/times with the application. ***We have submitted a separate letter respectfully requesting to be placed December 12, 2017 Exeter Conservation Commission agenda to review this project.***

UEI COMMENTS – LETTER DATED OCTOBER 31, 2017

1. Access Easement: For clarification, the width of the access easement should be shown on the Existing Conditions Plan. ***The width of the existing access easement varies. We have identified the width, in one particular location, on sheet 2 of 20.***
2. Pump Station Electrical Lines: The proposed electrical and control panel lines for the pump station should be shown on the plans. ***The electrical conduit lines needed to service the proposed pump station have been added to sheet 4 of 20.***
3. Roof Drains: The proposed roof drains that tie into the catch basins along the perimeter of the building should be shown on the plans. ***The size, location and elevation of the drain pipes leading to the proposed roof drain locations are shown on the utility profiles. Furthermore, a note has been added to sheet 4 of 20 stating that the site contractor shall***

- construct the drain line to within 5-feet of the proposed building. From there, it shall be the responsibility of the building's plumbing contractor to connect the roof drain into this pipe.***
4. Water Line Information: The water line shown on the Utility Plan should include pipe material, bends, and thrust blocks. ***Additional water main information, pipe type, bends, valves, etc. has been added to sheet 4 of 20.***
 5. Proposed Hydrant: The following comments pertain to the proposed hydrant near CB 26:
 - The proposed hydrant is too close to the drainage pipe between CB26 and CB 29. 5 feet of separation or insulation is needed to prevent issues from freezing. ***This hydrant has been relocated per this comment. See sheet 4 of 20.***
 - A valve should be installed before the hydrant in order to isolate the hydrant without shutting off service to the building. ***A valve has been added to this water line as requested. See sheet 4 of 20.***
 6. Stormwater Treatment: The grading between Stations 7+00 and 8+00 would allow stormwater runoff to go off of the side of the driveway access untreated. Clarification is needed on how this stormwater will be treated since the Stormwater Management Report indicates that all impervious surface will be treated. ***The grading in this location has been modified to address this comment. See sheet 4 of 20.***
 7. Horizontal Curve Information: The horizontal curve information should be shown on the Site Layout Plan. ***The horizontal curve information has been added to sheet 5 of 20 as requested.***
 8. Utility Conflict: The proposed water and force main crossing near STA 0+50, is shown to be in conflict on the profile. The force main should be installed underneath the water main. ***A note has been added to sheet 6 of 20 indicating that the force mail shall be installed beneath the water line at the aforementioned crossing location.***
 9. Drain and Water Crossing: The proposed 12" RCP rain crossing over the water line at STA 5+75 is shown to have approximately 1' of cover between the two. Insulation should be shown on the profile between the two utilities. ***Insulation (2-inch rigid foam) has been added to the profile as requested. See sheet 6 of 20.***
 10. ESHWT: The estimated seasonal high-water table should be shown on the stormwater management area profiles. ***Test pit locations within the proposed stormwater management areas, including estimated seasonal high water information, has been added to the profile sheet 7 of 20.***
 11. Stormwater Management Area "C": The outlet for the 12" RCP at Headwall 10 is stated as 88.5'. However, the grading on the Site Grading and Utility Plan shows the outlet closer to 92.5'. Clarification/coordination is needed. ***The invert out information has been corrected as requested. See sheet 7 of 20.***
 12. Stormwater Management Area "A": The proposed 6" DI pipe crossing underneath the storm drain between CB 24 and CB 23 should be insulated to prevent issues with freezing. ***Insulation (2-inch rigid foam) has been added to sheet 7 of 20 as requested.***
 13. Stormwater Management Area "B": The permanent pool elevation (92.0') matches the sediment forebay embankment elevation (92.0') which may impact

the performance of the sediment forebay in removing sediment prior to the entry into the detention pond. Additionally, the steep pipe run upstream of the forebay inlet (CB44 – CB 43 @ S+10%) will encourage high velocities across the forebay. Design modifications and/or additional information demonstrating appropriate performance at the forebay is needed. This may include the following:

- Increase sediment forebay embankment elevation.
- Flatten out the slope for pipe run CB44 – CB43.
- Provide calculations showing settling velocities at the forebay under peak flow conditions.

In response to this comment, Stormwater Management Area "B" was revised as follows in order to address concerns related to settling velocities and sediment forebay performance:

- ***Pipe slope from CB44 – CB 43 was flattened from 10% to 4%***
- ***Permanent pool elevation was lowered from ELEV.= 92.0 to ELEV.= 91.5***
- ***Sediment forebay berm was raised from ELEV.= 92.0 to ELEV.= 92.5***

14. Typical Gravel Section Drive: The minimum and maximum slope for drainage should be provided on the detail and coordinated with the plans. ***Detailed slope information has been added to sheet 9 of 20.***
15. H-20 Loading: The details for the Drain Manholes, Catch Basin and Double Grate Catch Basins should all state H-20 load requirements. ***A note has been added to sheet 12 of 20 that addresses this comment.***
16. Water Service Connection Detail: The gate valve and box dimensions should be coordinated with the plan (i.e. a 8" valve instead of 10"). ***The detail on sheet 14 of 20 has been revised to address this comment.***
17. Time of Concentration: Tc values are typically 6.0 min. Subcatchments A and B use values of 9.4 minutes and 8.1 minutes respectively. The basis for the Tc values modeled in the Drainage Analysis should be provided in the report text (e.g. Subcatchment A and B in Post Conditions). ***The Individual Drain Line Design Calculations (see Appendix C) was basis for the Tc values referenced above. Subcatchment A reflects the time of concentration calculated to HW 22 and Subcatchment B reflects the time of concentration calculated to HW 42.***
18. Proposed Subcatchments 1-50: Additional information is needed on how the Proposed Subcatchments 1-50 shown on the Post Development Drainage Area Map are converted into Subcatchments A, B and C used in HydroCAD. Text should be added to the methodology section of the report. ***The drainage area map has been revised as requested to better delineate subcatchment areas used in both the Post-Development Drainage Calculations (Appendix B) and the Individual Drain Line Design Calculations (Appendix C).***
19. Subcatchment Delineation: The subcatchment boundaries for A, B, and C should be shown on the Drainage Area Map. ***The drainage area map has been revised as requested.***
20. Table 1 Summary of Predevelopment Peak Flows (Page 4): The combined POA flows shown in Table 1 do not correspond with the summation of the individual

POA flows for each storm event. Clarification is needed. ***The combined POA flows shown in Table 1 reflect the POA Combined (POA C) node in the HydroCAD analysis. This is a more accurate way of calculating the combined peak flows leaving the site, rather than simply tabulating the peak flows from the four Points of Analysis (POA NE, POA NW, POA SW, POA SE), because this method takes into account that each POA peaks at a slightly different time.***

21. Table 3 (Page 6): As in Comment 11 above, the combined POA flows do not match the summation of the individual flows for each POA in either the Pre or Post runoff evaluations. Clarification is needed. ***See response to #20 above.***
22. Stormwater Storage: Ponds A, B, and C are modeled with stormwater storage at elevations below the permanent pool level. Due to the permanent pools within these ponds, elevations below this level should not be included in the model for stormwater storage. ***Storage volumes below the permanent pool elevation are provided in the study to demonstrate the stormwater ponds contain the required permanent pool volume in in order to comply with NHDES AoT regulations. By using the "starting elevation" option in HydroCAD, the starting elevation for each pond is set equal to the permanent pool elevation; therefore, the analysis accounts for the permanent pool being "full" and does not take into consideration this storage volume when routing.***
23. Summary of Pond SMA A: The invert for the 18" round culvert is stated as 90.25' but the plans show the invert as 86.25'. Coordination between the Drainage Analysis and Site Plan is necessary. ***The analysis has been revised to reflect the correct invert.***

Please do not hesitate to contact our office if you have any questions or need additional information. We look forward to appearing before the Exeter Planning Board on December 28, 2017.

Respectfully,



James N. Petropulos, P.E.
Principal Engineer/ President
Hayner/Swanson, Inc.



August 11, 2017
Revised: November 9, 2017
Job #4891 - SPEC

Mr. Langdon Plummer, Chairman
Exeter Planning Board
10 Front Street
Exeter, NH 03833

**RE: SITE PLAN WAIVER REQUESTS
PROPOSED LIGHT INDUSTRY/DISTRIBUTION FACILITY
24 CONTINENTAL DRIVE
EXETER, NH**

Dear Sir:

On behalf of our client, Garrison Glen, LLC, and in accordance with Section 13.7 of the Town of Exeter Site Plan Review and Subdivision Regulations (SPR), we respectfully request the following waivers for the above referenced project.

WAIVER REQUEST #1

SPR Regulation: Section 7.4.7 requires the location and mapping of any significant trees (greater than 16-inches in diameter as measured 12-inches above ground).

Waiver Request: To waive the requirement that the Existing Conditions Plan shows the location and size of any significant trees upon the property.

Basis of Waiver: The Existing Conditions Plan that is included as part of this site plan application accurately depicts the natural features of this property, with the exception of the location of significant trees. Wetlands, watercourses, tree lines, ledge outcroppings and topography are all environmental features that are shown on the plans. Location of individual trees for a large project is time consuming and expensive. Furthermore, unlike many residential projects, large commercial projects such as this generally do not have the flexibility to design around individual trees.

WAIVER REQUEST #2

SPR Regulation: Section 9.2.4 (in particular 1 a&b, 2 and 4), which requires certain architectural guidelines for new construction.

Waiver Request: To waive the requirements that the proposed building additions need pitched roofs, façade treatments, exterior material types and historic details incorporated into the architecture.

Basis of Waiver: The architecture of the proposed building is harmonious with the other buildings in this corporate park in terms of roof type, size and exterior materials. The building will not be seen from any public road; therefore it will not be objectionable to the public eye. The use of high-maintenance natural materials and pitched roofs is not practical for this type of use located in an industrial/commercial-type setting.

WAIVER REQUEST #3

SPR Regulation: Section 9.5.1.4 does not allow grading within five (5) feet of any exterior property line.

Waiver Request: To waive the requirement to allow grading within five (5) feet of the property that abuts this project along the north side of the entrance driveway (Map 46, Lot 4).

Basis of Waiver: The original design of this commercial/industrial subdivision contemplated a shared access and utility design for the subject site (Map 56, Lot 3.1) and the abutting property to the north (Map 46, Lot 4). To date a portion of the shared driveway has been constructed. The proposed site plan for Lot 3.1 includes the extension of the shared driveway, which will require minimal grading and work upon along the common property line. Lot 4, Map 46 is also owned by Garrison Glen, LLC.

WAIVER REQUEST #4

SPR Regulation: Section 9.7.5.5 requires that landscape islands be provided in parking lots between every ten to fifteen spaces to avoid long rows of parked cars.

Waiver Request: To allow parking aisles in excess of ten to fifteen (10-15) parking spaces without the use of a landscaped island.

Basis of Waiver: As can be seen on the site plans, the proposed light industry/distribution facility will contain a medium size parking area in front of the building. Painted islands are proposed at the building entries to allow a pedestrian path from the outer parking spaces to the building entrance. A large landscape island is proposed on the parking aisle away from the building with approximately 20 spaces on either side of the island. The proposed design attempts to balance the amount of site landscaping with the ability to provide ease of snow plowing and general maintenance of the parking lots. The hardship of complying with this regulation would be the loss of approximately 10 parking spaces. The proposed site enjoys significant exterior buffers and provides for over 70% open space where 30% is required for this zone. Lastly, this parking lot cannot be seen from any abutting properties or public roads.

WAIVER REQUEST #5

SPR Regulation: Section 9.9.2 requires a seventy-five (75) foot structural and parking setback from wetlands that contain poorly drained soils.

Waiver Request: To allow portions of the proposed building and parking areas (including driveways) to be constructed within the seventy-five (75) foot setback.

Basis of Waiver: As can be seen on the plans, wetlands surround the interior buildable portion of this lot. In order to meet the development program needs of the proposed building there are several areas where the building and parking encroaches into the seventy-five (75) foot setback. Without these encroachments this property would be unable to accommodate this proposed development.

Wetland Waiver Guidelines (SPR Section 9.9.3)

1. Relative value of the wetland including its ecological sensitivity and function with the greater landscape.

The wetland areas on the site are red maple dominated forested wetlands formed within the poorly drained glacial till on a bouldery landscape. These wetlands lie upgradient and distinctly separate from the Little River and its contiguous marsh and scrub shrub wetlands within its floodplain. This wetland type is very common in the Continental Drive area and can be found on all the adjoining lots, often in close proximity to the road or to existing industrial development. These types of wetlands generally act as buffers to the more sensitive wetlands more closely associated with the river or other more sensitive wetland areas. This type of wetland is not particularly sensitive to small direct impacts or disturbances within its buffer. Their value is generally limited to modest wildlife habitat and water quality unless they are closely associated with the

Little River or with other features such as vernal pools, streams, or similar more sensitive areas. There are no such features on this site. The majority of the proposed wetland and buffer impacts occur to this type of wetland.

2. *Functions and Values Assessment*

Gove Environmental Services, Inc. evaluated the wetlands in the vicinity of the proposed impacts and buffer encroachment to determine the functions and values of these areas. The function of the wetlands on the site is limited to modest wildlife habitat and maintenance of water quality in the watershed, essentially acting as a buffer to the more sensitive wetlands near the Little River. The wildlife habitat value of the wetlands on the site is little different than that of the surrounding uplands since there are no vernal pools or streams on the site that would elevate the habitat value of these forested wetlands. The true wetland related habitat value lies within the Little River and its contiguous wetlands along its floodplain. Since impacts are located far upgradient of these areas and stormwater management systems will be design to protect water quality, proposed impacts will have negligible, if any effect on the overall functions and values of the wetland areas which will remain intact and largely offsite.

3. *Use cannot be reasonably carried out outside of the buffers*

Given the unique manner in which the wetlands and buffers surround this property there is no way to meet the development needs of the proposed project without impacting the buffers and wetland areas as shown on the plans.

4. *Effort to minimize impacts to the buffer*

The proposed site design utilizes guardrail and steep slopes in an attempt to minimize buffer and wetland impacts. A good portion of the buffer impacts is due to grading, which will be restored using a conservation seed mix.

5. *Drainage facilities within the buffer*

The proposed stormwater management areas include a number of features designed to improve water quality of the stormwater runoff. Deep sump catch basins and sediment forebays are used to reduce velocities and settle out suspended solids. The "wet pond" basin areas will provide for added residence time so that additional settling of suspended solids can occur. Furthermore, by using a multi-stage outlet control structure at each treatment area, peak flow rates can be reduced to the pre-development rates. Lastly, the addition of emergent wetland plants to

the shallow marsh portions of the basin will aid in the removal of nitrogen and phosphate from the pavement runoff.

As mentioned in item 4 above, attention has been paid to minimizing buffer impacts with the use of curbs, guardrail and steeper slopes. Finally, less than 10% of the drainage basins are located within the 75-foot structural and parking setback.

WAIVER REQUEST #6

SPR Regulation: Section 9.17.9 which requires private sites to use granite curbing.

Waiver Request: To allow the use of Cape Cod berm in lieu of granite curb.

Basis of Waiver: Given the commercial nature of this project and the fact that the building and site will likely not be seen from any public road a waiver from this regulation is being sought. Cape Cod berm is a proven product and is being proposed in the rear loading dock area and on the far side, away from the building, of the front parking lot. Cape Cod berm has been used on other sites within this corporate park and is used along Continental Drive, the public road providing access to these lots.

WAIVER REQUEST #7

SPR Regulation: Section 9.23 requires new telephone, electric and other utility distribution lines to be installed underground.

Waiver Request: To allow the use of overhead utility poles and wires to service the proposed building.

Basis of Waiver: The Garrison Glen Corporate Park is currently serviced by an overhead utility pole line in Continental Drive. It is being proposed to service the proposed light industry/distribution facility at 24 Continental Drive by installing an overhead pole line along the entrance driveway for approximately 800 feet. From this point the power and telecommunications utilities will be constructed underground to the proposed building. The reason for this request is twofold. First, the cost to construct two thousand (800) lineal feet of underground conduit, manhole and wiring for electric, telephone and data services is extremely expensive. Second, given that above ground utility poles already service the park and that this project will not be seen by any abutting residential

projects or from any major town roads, we feel that it is reasonable to make this request.

Granting these waivers is in accordance with the criteria of Section 13.7 and RSA 674:44, III (e). We feel that the above requests are reasonable for a project of this size and that a strict enforcement of these requirements would pose a hardship and difficulties to our client. Furthermore we think that the spirit and intent of the Town of Exeter Site Plan Review and Site Plan Regulations is met with this project in that the development will not be detrimental to public health, safety and welfare.

Thank you for your consideration in this matter.

Respectfully,

A handwritten signature in black ink, appearing to read 'Jim', written over a horizontal line.

James N. Petropulos, P.E.

President/Principal Engineer

HAYNER/SWANSON, INC.

To:
 Barbara McEvoy
 Exeter Planning Department
 10 Front Street
 Exeter, NH

Date: November 17, 2017	#4891
Re:	
Proposed Conditional Use Permit - Wetlands	
24 Continental Drive	
Exeter, NH	

WE ARE SENDING YOU

Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order Permit Application _____

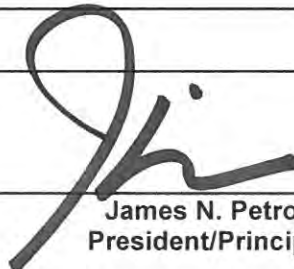
Scope:

COPIES	DATE	NO.	DESCRIPTION
15			Conditional Use Permit Application (w/Revised Narrative)
3			Full Size Plans (Revised 11/08/17)
15			11" x 17" Plans (Revised 11/08/17)
			RE-SUBMITTAL FOR THE 12/28/17 EXETER PLANNING BOARD MEETING

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____, 20____ PRINTS RETURNED AFTER LOAN TO US

REMARKS:



James N. Petropulos, P.E.
 President/Principal Engineer

Town of Exeter



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

February 2017



Town of Exeter Planning Board Application

Conditional Use Permit: Wetland Conservation Overlay District In accordance with Zoning Ordinance Article: 9.1

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: <u>Garrison Glen, LLC</u>
	Address: <u>141 Main St, Nashua, NH 03060</u>
	Email Address: <u>THOMASFMONAHAN@HOTMAIL.COM</u>
	Phone: <u>603-880-0502</u>
PROPOSAL	Address: <u>24 Continental Drive</u>
	Tax Map # <u>56</u> Lot# <u>3.1</u> Zoning District: <u>CT-1</u>
	Owner of Record: <u>Garrison Glen, LLC</u>
Person/Business performing work outlined in proposal	Name: <u>Garrison Glen, LLC</u>
	Address: <u>141 Main St, Nashua, NH 03060</u>
	Phone: <u>603-880-0502</u>
Professional that delineated wetlands	Name: <u>Gove Environmental Services</u>
	Address: <u>8 Continental Drive, Exeter, NH 03833</u>
	Phone: <u>603-778-0644</u>

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

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

See Attached Sheet

Wetland Conservation Overlay District Impact (in square footage): 43,755 SF			
Temporary Impact	Wetland: (SQ FT.) <input type="checkbox"/> Prime Wetlands _____ <input type="checkbox"/> Exemplary Wetlands _____ <input type="checkbox"/> Vernal Pools (>200SF) _____ <input type="checkbox"/> VPD _____ <input type="checkbox"/> PD _____ <input type="checkbox"/> Inland Stream _____	Buffer: (SQ FT.) <input type="checkbox"/> Prime Wetlands _____ <input type="checkbox"/> Exemplary Wetlands _____ <input type="checkbox"/> Vernal Pools (>200SF) _____ <input type="checkbox"/> VPD _____ <input checked="" type="checkbox"/> PD 29,728 SF <input type="checkbox"/> Inland Stream _____	
Permanent Impact	Wetland: <input type="checkbox"/> Prime Wetlands _____ <input type="checkbox"/> Exemplary Wetlands _____ <input type="checkbox"/> Vernal Pools (>200SF) _____ <input type="checkbox"/> VPD _____ <input checked="" type="checkbox"/> PD 4950 <input type="checkbox"/> Inland Stream _____	Buffer: <input type="checkbox"/> Prime Wetlands _____ <input type="checkbox"/> Exemplary Wetlands _____ <input type="checkbox"/> Vernal Pools (>200SF) _____ <input type="checkbox"/> VPD _____ <input checked="" type="checkbox"/> PD 9077 SF <input type="checkbox"/> Inland Stream _____	

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

None

Describe how the proposal meets conditions in **Article 9.1.6.B** of the Zoning Ordinance (attached for reference):

See Attached Sheet

ABUTTER LIST
Job No. 4891-SPEC
August 8, 2017

OWNER(S):

56	3-1	Garrison Glen, LLC 141 Main Street Nashua, NH 03060	4404/2738
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ABUTTER(S):

46	4	Garrison Glen LLC 141 Main Street Nashua, NH 03060	3451/0389
46	7-1	Holding Court, LLC c/o Mark Paneth, LLP 685 Third Avenue, 4 th Floor New York, NY 10017	5423/2946
46	7-2	O'Neil Warehouse Company, LLC 7 Portwalk Place, Unit #1223 Portsmouth, NH 03801	5805/0134
46	6	Perry Corporate Center LLC 2094 Townline Road Madison, OH 44057	4388/2402
56	2	Town of Exeter 10 Front Street Exeter, NH 03833	3373/0306

DESIGN PROFESSIONALS:

		James N. Petropulos, P.E. Hayner/Swanson, Inc. 3 Congress Street Nashua, NH 03062	
		Lee B. Gagnon, L.L.S. Hayner/Swanson, Inc. 3 Congress Street Nashua, NH 03062	
		Gove Environmental Services. Attn: James Gove 8 Continental Drive Exeter, NH 03833	
		Stephen G. Pernaw & Company, Inc. c/o Stephen G. Pernaw, P.E. P.O. Box 1721 Concord, NH 03302	

9.1.6 B. Conditions:

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

CONDITIONAL USE PERMIT – WETLAND
CONSERVATION OVERLAY DISTRICT

PROJECT NARRATIVE (Revised 11/9/17)

The project area under consideration for this application is located at 24 Continental Drive in Exeter, NH. The site is known to the Exeter Assessors Department as Map 56, Lot 3.1 and is currently owned by Garrison Glen, LLC of Nashua, NH. The parcel is located in Exeter's CT-1 Corporate Technology Park - 1 zoning district. Continental Drive contains a number of commercial and industrial businesses. Undeveloped industrial/commercial properties immediately abut the site to the north and east. Undeveloped conservation land owned by the Town of Exeter abuts the lot to the south and west. Little River is located approximately 200+/-feet west of this parcel.

The subject lot contains 20.687 acres and is sparsely wooded. Numerous test pits were performed on the property and the soils can be generally classified as a glacial till soil. As can be seen on our site plans the property contains mild topographic relief. The high point in the center of the site is at elevation 109.3 +/- and the land slopes off in several directions to the mapped wetlands which range in elevation from 78.0 to 88.0. Wetlands on the property were flagged in 2015 by Gove Environmental Services and field located by Hayner/Swanson, Inc. All of the wetlands identified on the property are forested wetlands with poorly drained mineral soils, typical in New England and within the Continental Drive area. Though ultimately associated with the Little River, these wetland areas lie up gradient and distinctly separate from the river and its Contiguous Wetlands as defined by the Exeter Shoreland Protection District. The Contiguous Wetlands lie entirely off-site to the west within the Little River Conservation Area and are

characterized by very poorly drained soils and a mixed scrub-shrub/emergent wetland type. The southern portion of the river in the project area is characterized by steep embankments which clearly define the seasonal high water with no adjacent wetland area. The limit of Contiguous Wetland, seasonal high water, and the associated limit of the 300-foot Town of Exeter Shoreland Protection District is depicted on the plans. The poorly drained on-site wetlands carry a 40-foot setback and a 75-foot structural setback.

This lot is currently an undeveloped property with frontage off of the Continental Drive cul-de-sac. The utilities needed to service this site (sewer, water, telephone, electric and gas) are located at the end of Continental Drive.

It is being proposed to construct a multi-tenant, light industry/distribution facility upon this lot. The project will get access from Continental Drive. The 850-foot long entrance driveway will lead into the main body of the site that will contain a 1-story, 116,288 square foot building, which contains offices, assembly spaces, warehouses and distribution areas. Parking is proposed along the east side of the building and loading docks along the west side. It is anticipated at this time that the building will contain up to three (3) tenants. Other site improvements include underground utilities to service the building, sidewalks, landscaping and site lighting. Two (2) stormwater management basins will accommodate the new runoff created by the proposed impervious areas.

As can be seen on the site plans, portions of two wetland areas (totaling 4,950 square feet) are being impacted as a result of this development. These wetland areas are forested wetlands with poorly drained mineral soils upgradient and distinctly separate from the Little River. They do not therefore meet the definition of contiguous wetlands in the Exeter Shoreland Protection District. In addition, 38,805 square feet of area within the 40-foot wetland

setback and 72,610 square feet of Town of Exeter Shoreland Protection District are also being disturbed.

Adverse impacts to local schools and traffic as a result of this project are not anticipated.

CONDITIONAL USE PERMIT CRITERIA

Town of Exeter Zoning Ordinance Article 9.1.6.A Conditional

Uses: It is being requested to allow the construction of a portion of the building and driveways, parking areas, utilities and other site improvements as shown on the attached plan within the Wetlands Conservation Overlay District.

Town of Exeter Zoning Ordinance Article 9.1.6.B Conditions:

- 1. That the proposed use is permitted in the underlying zoning district.** Response: The light industry/distribution facility is an allowed use in the CT-1 zoning district under Article 4.2 of the Exeter Zoning Ordinance.
- 2. That the use for which the permit is sought cannot feasibly be carried out on a portion or portions of the lot which are outside of the Wetlands Conservation Overlay District.**

Response: The proposed light industrial/distribution use requires a large continuous building pad, pavement areas and the utilization of the existing partially constructed off of Continental Drive. The project has been centrally located in the upland portion of the lot with minimal wetland impacts to two 'finger-like' projections of poorly drained soils that extend into the main body of the property. Impacts to the wetland buffers cannot be avoided in the proposed wetland impact areas or

along the entrance drive due to the proximity of the wetlands in those areas.

- 3. A wetland scientist has conducted a functions and values study of the wetlands and deemed that the wetlands under consideration will not be negatively impacted by the development.** Response: Gove Environmental Services, Inc. evaluated the wetlands in the vicinity of the proposed impacts and buffer encroachment to determine the functions and values of these areas. The relevant wetland areas forested red maple dominated wetland formed in generally dense till on a bouldery landscape. This wetland type is very common in the Continental Drive area and can be found on all the adjoining lots, often in close proximity to the road or to existing industrial development. The value of these wetlands is generally low unless they are closely associated with the Little River or with other features such as vernal pools, streams, or similar more sensitive areas. There are no such features on this site. The isolated wetland where direct impacts are proposed is not a vernal pool. The function of the wetlands on the site is limited to modest wildlife habitat and water quality. The wildlife habitat value of the wetlands on the site is little different than that of the surrounding uplands; the true wetland related habitat value lies within the wetlands more closely associated with the Little River. Since impacts are located far upgradient of these areas and stormwater management systems will be design to protect water quality, proposed impacts will have negligible, if any effect on the overall functions and values of the wetland areas which will remain intact and largely offsite
- 4. That the design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland or wetland buffer and that no alternative design, which does not impact a wetland or**

wetland buffer or which has less detrimental impact on the wetland or wetland buffer, is feasible. Response: The amount of wetland impacts has been minimized by the use of guardrail and 2H: 1V slopes in areas where disturbances are contemplated. The majority of these slopes shall be seeded with a low maintenance conservation seed mix. Lastly, shifting the development pad to the west to avoid the wetland impact on the eastern part of the site, would only add to the disturbance of the Town of Exeter Shoreland Protection District. The proposed stormwater management system will protect water quality in the wetlands and in the watershed of the Little River.

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

Response: The proposed impacts are associated with grade changes and structures and are not temporary in nature. Impacts associated with grading only, will however, be restored to the maximum extent practical by seeding with a conservation seed mix containing herbaceous and woody shrub species for screening and wildlife habitat.

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

Response: Due to the minor nature of the proposed impacts and the clean nature of this proposed use; hazardous impacts to public health, safety and welfare are not expected.

- 7. That all required permits shall be obtained from the New Hampshire Department of Environmental services Water Supply and Pollution Control Division under NH RSA 485-A:17, the New Hampshire Wetlands Board under NH RSA 483-A and**

the United States Army Corps of Engineers under Section 404 of the Clean Water Act. The permits required to develop this site as shown on the proposed site plan shall be applied for in accordance with local, state and federal regulations.



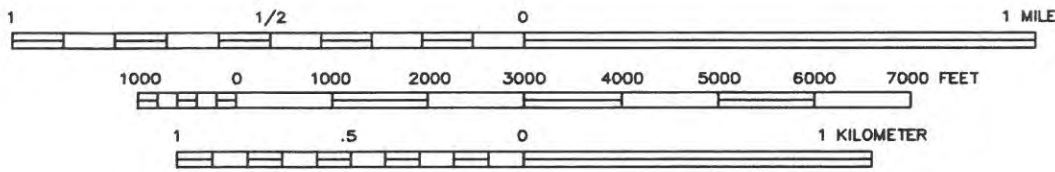
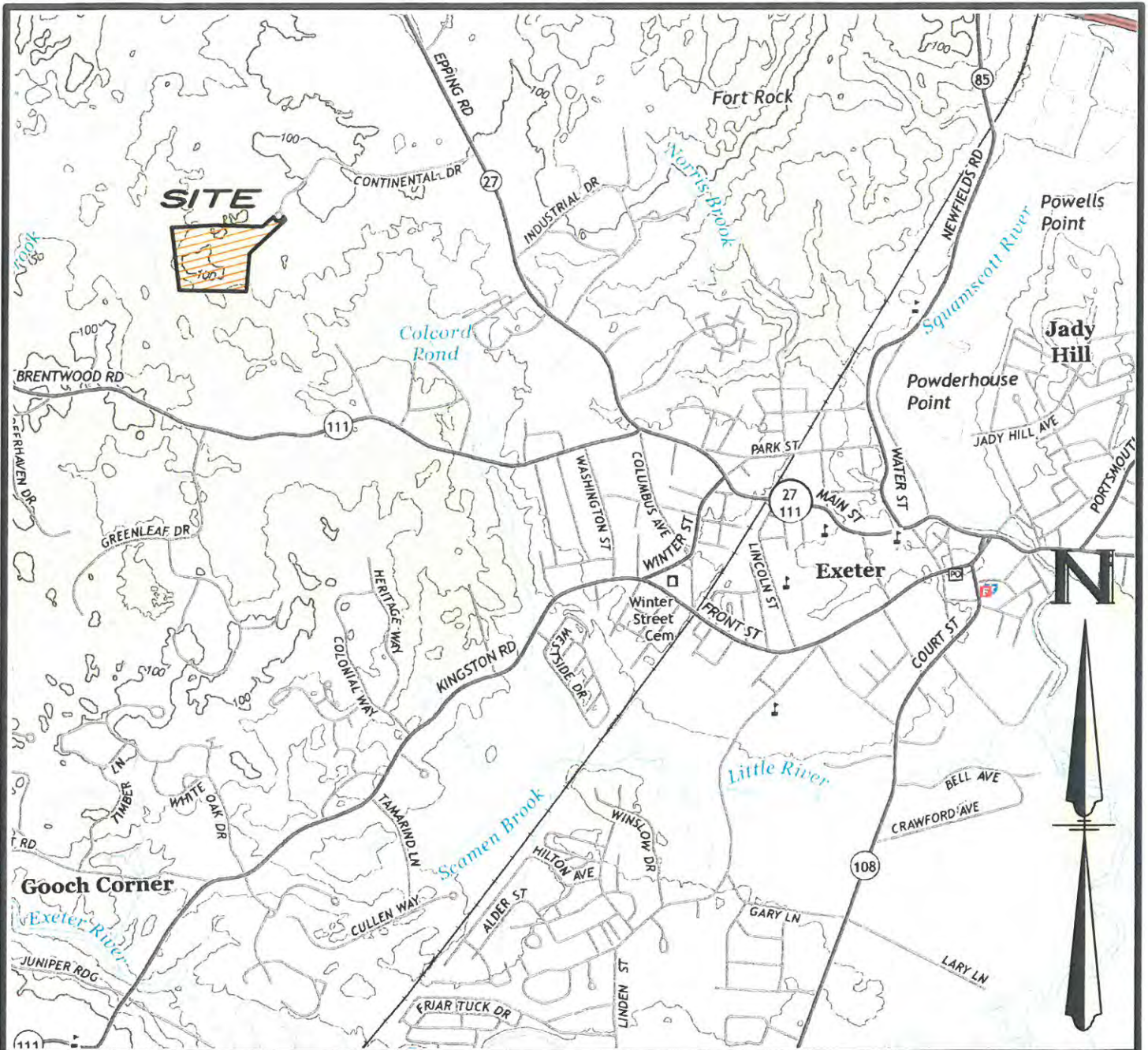
- Parcels
- NH Highways
- Interstate
- US Highway
- State Highway
- Town Boundary
- Abutting Towns
- Streets (Updated September)
- Misc Streams
- Parcel Streams
- Open Water
- Buildings



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

0 620 1240 ft

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CONTOUR INTERVAL 20 FEET
 NORTH AMERICAN DATUM OF 1988



EXETER, NH-MA
 QUAD MAP (2015)

VICINITY PLAN
**Proposed Multi-Tenant Light
 Industry/Distribution Facility**
 24 CONTINENTAL DR.
 EXETER, N.H.

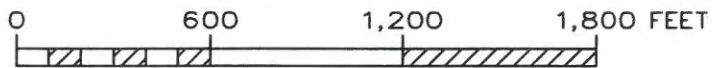
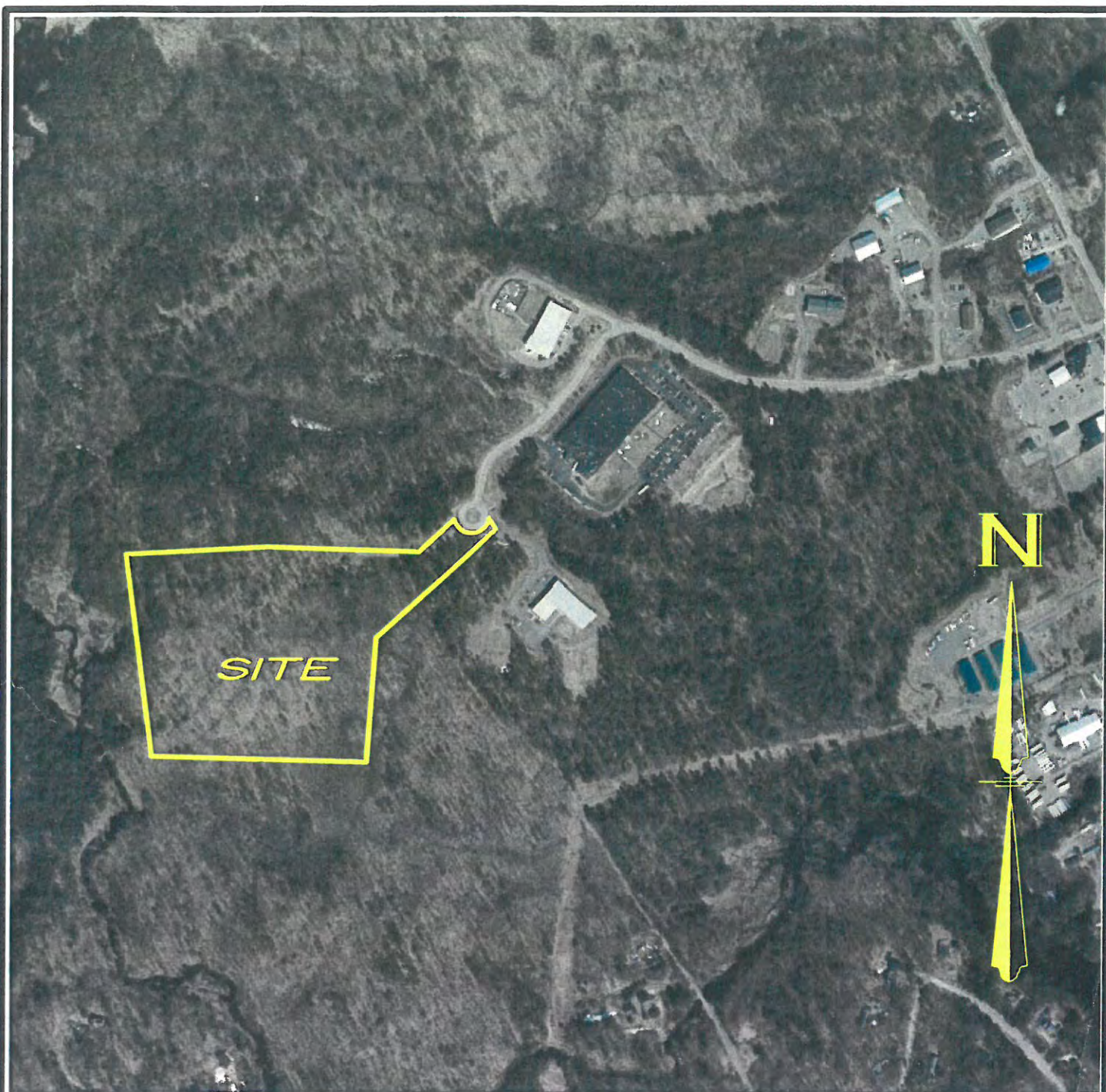
PREPARED FOR:
GARRISON GLEN, LLC
 141 MAIN STREET, NASHUA, NH 03060
 JULY 2017

FIG. 1

HSI Hayner/Swanson, Inc.
 Three Congress Street Nashua, New Hampshire 03062-3301
 Tel (603) 883-2057 www.hayner-swanson.com Fax (603) 883-5057

DRAWING: 4891SPEC_USGS
 LOCATION: Q:\4891\DWG\4891SPEC

4891SPEC
 File Number



AERIAL MAP
Proposed Multi-Tenant Light Industry/Distribution Facility
 24 CONTINENTAL DR.
 EXETER, N.H.

FIG. 3
PREPARED FOR:
GARRISON GLEN, LLC
 141 MAIN STREET, NASHUA, NH 03060
 JULY 2017

HSI Hayner/Swanson, Inc.
 Three Congress Street Nashua, New Hampshire 03062-3301
 Tel (603) 883-2057 www.haynerswanson.com Fax (603) 883-5057

DRAWING: 4891SPEC_ USGS
 LOCATION: Q:\4891\DWG\4891SPEC

4891SPEC
 File Number

To:
 Barbara McEvoy
 Exeter Planning Department
 10 Front Street
 Exeter, NH

Date: November 17, 2017	#4891
Re:	
Proposed Conditional Use Permit – Shoreland	
24 Continental Drive	
Exeter, NH	

WE ARE SENDING YOU

Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order Permit Application _____

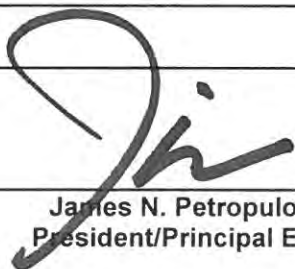
Scope:

COPIES	DATE	NO.	DESCRIPTION
15			Conditional Use Permit Application (w/Revised Narrative)
3			Full Size Plans (Revised 11/08/17)
15			11" x 17" Plans (Revised 11/08/17)
			RE-SUBMITTAL FOR THE 12/28/17 EXETER PLANNING BOARD MEETING

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit ____ copies for approval
 For your use Approved as noted Submit ____ copies for distribution
 As requested Returned for corrections Return ____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____, 20____ PRINTS RETURNED AFTER LOAN TO US

REMARKS:



James N. Petropulos, P.E.
 President/Principal Engineer

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**

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

SEE ATTACHED NARRATIVE

Shoreland Protection District Impact (in square footage):¹ *72,610 SF*

Temporary Impact

- 300 foot SPD Grading *27,940 SF*
- 150 foot SPD _____
- SPD Building Setback 0

Permanent Impact

- 300 foot SPD Pavement/Building *44,670 SF*
- 150 foot SPD _____
- SPD Building Setback 0

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 Town of Exeter Zoning Ordinance:

See Attached NARRATIVE

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

ABUTTER LIST
Job No. 4891-SPEC
August 8, 2017

OWNER(S):

56	3-1	Garrison Glen, LLC 141 Main Street Nashua, NH 03060	4404/2738
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ABUTTER(S):

46	4	Garrison Glen LLC 141 Main Street Nashua, NH 03060	3451/0389
46	7-1	Holding Court, LLC c/o Mark Paneth, LLP 685 Third Avenue, 4 th Floor New York, NY 10017	5423/2946
46	7-2	O'Neil Warehouse Company, LLC 7 Portwalk Place, Unit #1223 Portsmouth, NH 03801	5805/0134
46	6	Perry Corporate Center LLC 2094 Townline Road Madison, OH 44057	4388/2402
56	2	Town of Exeter 10 Front Street Exeter, NH 03833	3373/0306

DESIGN PROFESSIONALS:

		James N. Petropulos, P.E. Hayner/Swanson, Inc. 3 Congress Street Nashua, NH 03062	
		Lee B. Gagnon, L.L.S. Hayner/Swanson, Inc. 3 Congress Street Nashua, NH 03062	
		Gove Environmental Services. Attn: James Gove 8 Continental Drive Exeter, NH 03833	
		Stephen G. Pernaw & Company, Inc. c/o Stephen G. Pernaw, P.E. P.O. Box 1721 Concord, NH 03302	

Conditional Use Permit Criteria

Shoreland Protection District

9.3.4 G Conditional Uses:

2. The Planning Board may grant a Conditional Use Permit for those uses listed above only after written findings of fact are made which have been reviewed by technical experts from the Rockingham Conservation District, if required by the Planning Board, at the cost of the developer, provided that all of the following are true:
 - a. The proposed use will not detrimentally affect the surface water quality of the adjacent river or tributary, or otherwise result in unhealthful conditions.
 - b. The proposed use will discharge no waste water on site other than that normally discharged by domestic waste water disposal systems and will not involve on-site storage or disposal of hazardous or toxic wastes as herein defined.
 - c. The proposed use will 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.
 - 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.

CONDITIONAL USE PERMIT – SHORELAND
PROTECTION DISTRICT
PROJECT NARRATIVE (Revised 11/9/17)

The project area under consideration for this application is located at 24 Continental Drive in Exeter, NH. The site is known to the Exeter Assessors Department as Map 56, Lot 3.1 and is currently owned by Garrison Glen, LLC of Nashua, NH. The parcel is located in Exeter's CT-1 Corporate Technology Park - 1 zoning district. Continental Drive contains a number of commercial and industrial businesses. Undeveloped industrial/commercial properties immediately abut the site to the north and east. Undeveloped conservation land owned by the Town of Exeter abuts the lot to the south and west. Little River is located approximately 200+/-feet west of this parcel.

The subject lot contains 20.687 acres and is sparsely wooded. Numerous test pits were performed on the property and the soils can be generally classified as a glacial till soil. As can be seen on our site plans the property contains mild topographic relief. The high point in the center of the site is at elevation 109.3 +/- and the land slopes off in several directions to the mapped wetlands which range in elevation from 78.0 to 88.0. Wetlands on the property were flagged in 2015 by Gove Environmental Services and field located by Hayner/Swanson, Inc. All of the wetlands identified on the property are forested wetlands with poorly drained mineral soils, typical in New England and within the Continental Drive area. Though ultimately associated with the Little River, these wetland areas lie up gradient and distinctly separate from the river and its Contiguous Wetlands as defined by the Exeter Shoreland Protection District. The Contiguous Wetlands lie entirely off-site to the west within the Little River Conservation Area and are characterized by very poorly drained soils and a mixed scrub-shrub/emergent wetland type. The southern portion of the river in the project area is

characterized by steep embankments which clearly define the seasonal high water with no adjacent wetland area. The limit of Contiguous Wetland, seasonal high water, and the associated limit of the 300-foot Town of Exeter Shoreland Protection District is depicted on the plans. The poorly drained on-site wetlands carry a 40-foot setback and a 75-foot structural setback.

This lot is currently an undeveloped property with frontage off of the Continental Drive cul-de-sac. The utilities needed to service this site (sewer, water, telephone, electric and gas) are located at the end of Continental Drive.

It is being proposed to construct a multi-tenant, light industry/distribution facility upon this lot. The project will get access from Continental Drive. The 850-foot long entrance driveway will lead into the main body of the site that will contain a 1-story, 116,288 square foot building, which contains offices, assembly spaces, warehouses and distribution areas. Parking for 90 automobiles is proposed along the east side of the building. Loading docks, dumpsters and compactor pads are to be located on the west side of the building. It is anticipated at this time that the building will contain up to three (3) tenants. Other site improvements include underground utilities to service the building, sidewalks, landscaping and site lighting. Three (3) stormwater management basins will accommodate the new runoff created by the proposed impervious areas.

As can be seen on the site plans, portions of two wetland areas (totaling 4,950 square feet) are being impacted as a result of this development. These wetland areas are forested wetlands with poorly drained mineral soils upgradient and distinctly separate from the Little River. They do not therefore meet the definition of contiguous wetlands in the Exeter Shoreland Protection District. In addition, 38,805 square feet of area within the 40-foot wetland setback and 72,610 square feet of Town of Exeter Shoreland Protection District are also being disturbed.

Adverse impacts to local schools and traffic as a result of this project are not anticipated.

Town of Exeter Zoning Ordinance Article 9.3.4.G.1 Conditional

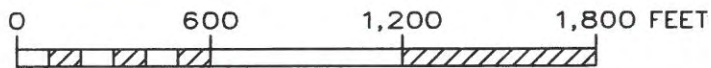
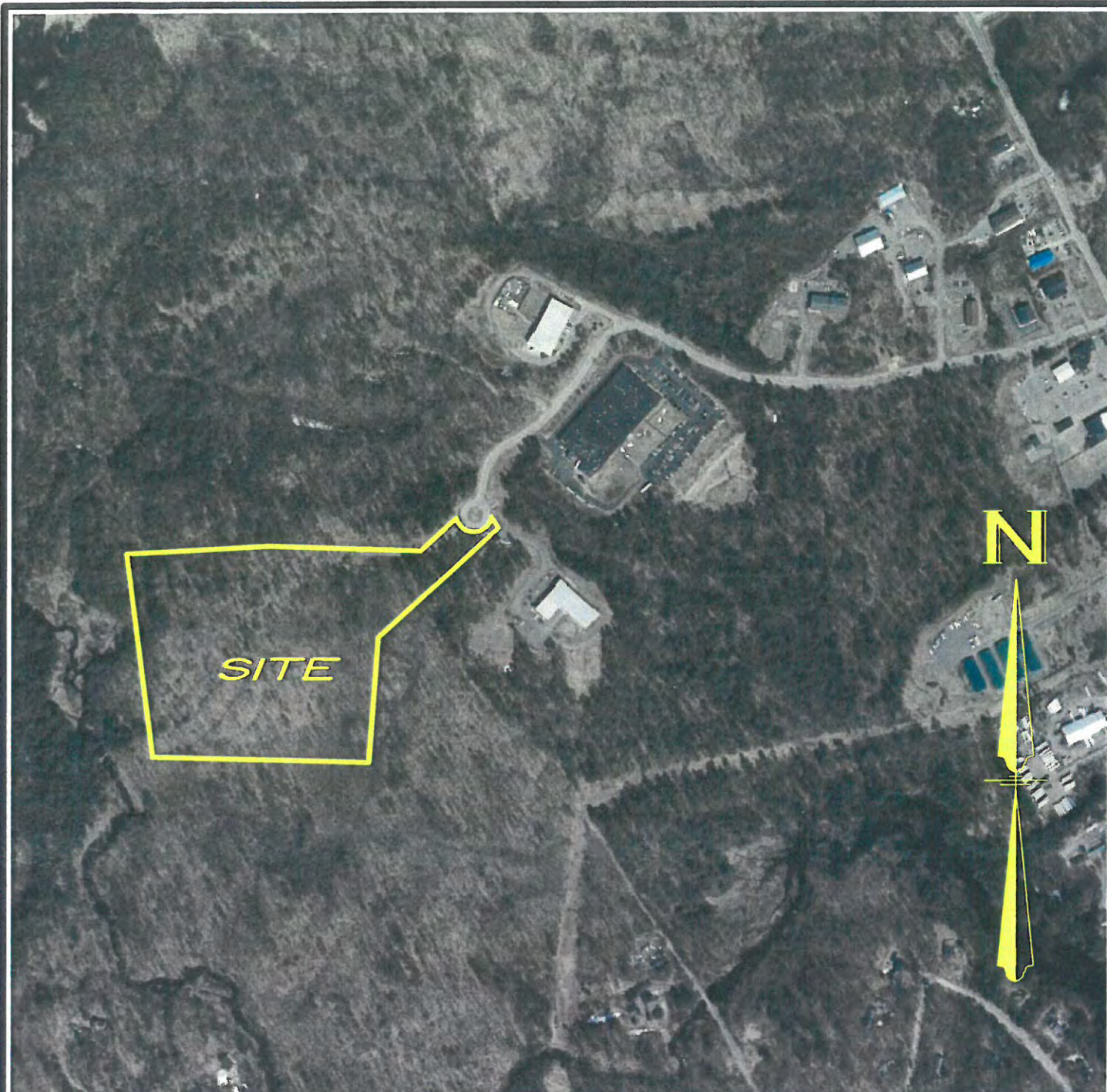
Uses: It is being requested to allow an industrial use, within a portion of the Town of Exeter 300-foot Shoreland Protection District.

Town of Exeter Zoning Ordinance Article 9.3.4.G.2 Criteria:

- A. ***The proposed use will not detrimentally affect the surface water quality of the adjacent river or tributary, or otherwise result in unhealthful conditions.*** Response: The proposed impacts within 300 feet of Little River are necessary for the construction of a small portion of the proposed structure, associated paved areas, and grading. The majority of the 150-foot Town of Exeter Shoreland Building setback is being maintained in an undisturbed condition. The water quality in Little River will be protected by this buffer and by the comprehensive treatment of all stormwater runoff. Impacts during construction will be mitigated through best management practices and erosion control as specified on the plans.
- B. ***The proposed use will discharge no wastewater on site other than 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.*** Response: The proposed development does not produce any industrial sewage waste. The sanitary sewage for this building will be collected and piped to a submersible pump station located on the north side of the building. Effluent will be pumped into the existing public sewer line located in Continental Drive. Furthermore, the property Oner does not anticipate

having a tenant that will store or dispose of hazardous or toxic wastes at this facility.

- C. ***The proposed use will not result in undue damage to spawning grounds and other wildlife habitat.*** Response: Potential spawning habitat will be unaffected by the project as there are no impacts proposed to the river or to its contiguous wetlands. Similarly, the maintenance of the majority of the 150-foot Town of Exeter Shoreland Building setback will protect other more general wildlife habitat in the Little River corridor.
- 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.*** Response: The proposed development complies with the use regulations (size, coverage, setbacks, etc.) as defined in Article 9.3.4 of the Exeter Zoning Ordinance.
- 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.*** Response: It is our opinion that the proposed development is consistent with the intent of the purposes set forth in Article 9.3.1 in that adequate undisturbed buffer to Little River is maintained and stormwater will be effectively managed and treated to protect water quality. Additionally, the interests expressed in the Ordinance are to a great degree protected in perpetuity through this area by the existing Little River Conservation which abuts the property to the west and completely contains the waterway.



AERIAL MAP
**Proposed Multi-Tenant Light
 Industry/Distribution Facility**
 24 CONTINENTAL DR.
 EXETER, N.H.

FIG. 3
 PREPARED FOR:
GARRISON GLEN, LLC
 141 MAIN STREET, NASHUA, NH 03060
 JULY 2017

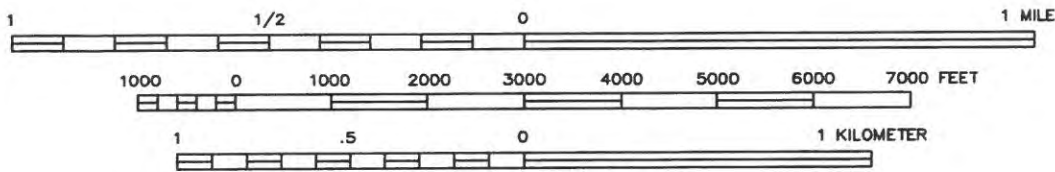
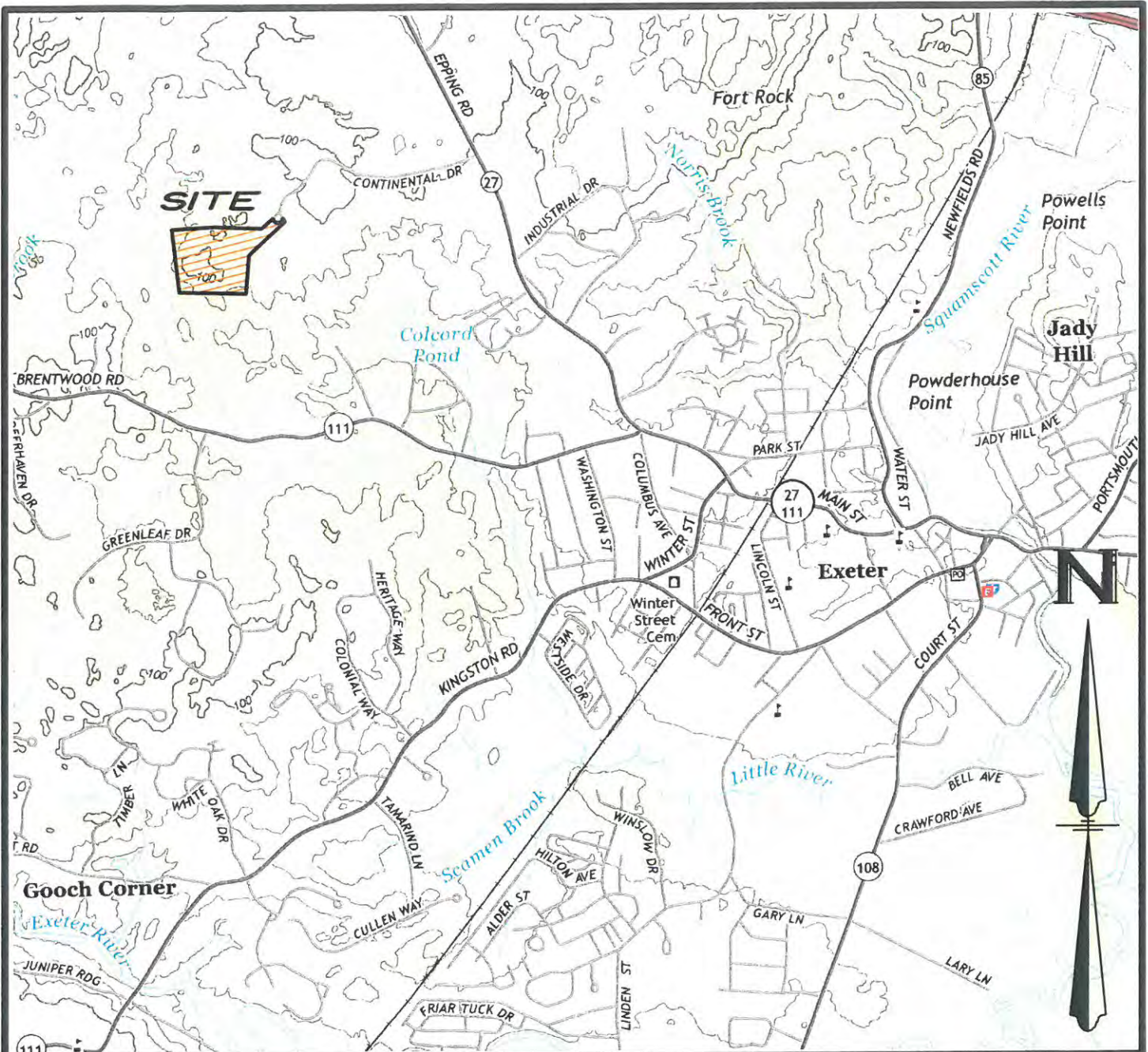
 **Hayner/Swanson, Inc.**
 Three Congress Street Nashua, New Hampshire 03062-3301
 Tel (603) 883-2057 www.haynerswanson.com Fax (603) 883-5057

DRAWING: 4891SPEC_ USGS

4891SPEC

LOCATION: Q:\4891\DWG\4891SPEC

File Number



CONTOUR INTERVAL 20 FEET
 NORTH AMERICAN DATUM OF 1988



EXETER, NH-MA
 QUAD MAP (2015)

VICINITY PLAN
**Proposed Multi-Tenant Light
 Industry/Distribution Facility**
 24 CONTINENTAL DR.
 EXETER, N.H.

PREPARED FOR:
GARRISON GLEN, LLC
 141 MAIN STREET, NASHUA, NH 03060
 JULY 2017

FIG. 1

 **Hayner/Swanson, Inc.**
 Three Congress Street Nashua, New Hampshire 03062-3301
 Tel (603) 883-2057 www.hayner-swanson.com Fax (603) 883-5057

DRAWING: 4891SPEC_USGS
 LOCATION: Q:\4891\DWG\4891SPEC

4891SPEC
 File Number



- Parcels
- NH Highways
- Interstate
- US Highway
- State Highway
- Town Boundary
- Abutting Towns
- Streets (Updated September)
- Misc. Streams
- Parcel Streams
- Open Water
- Buildings



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

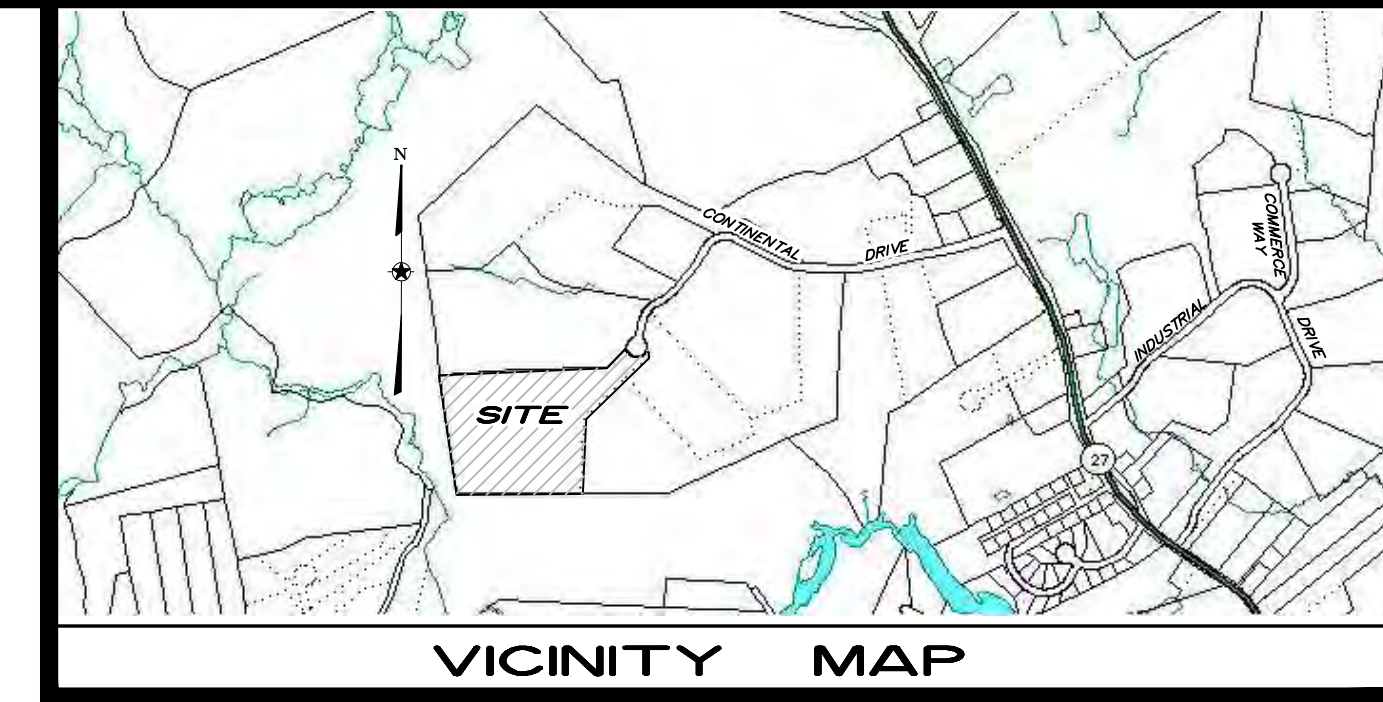


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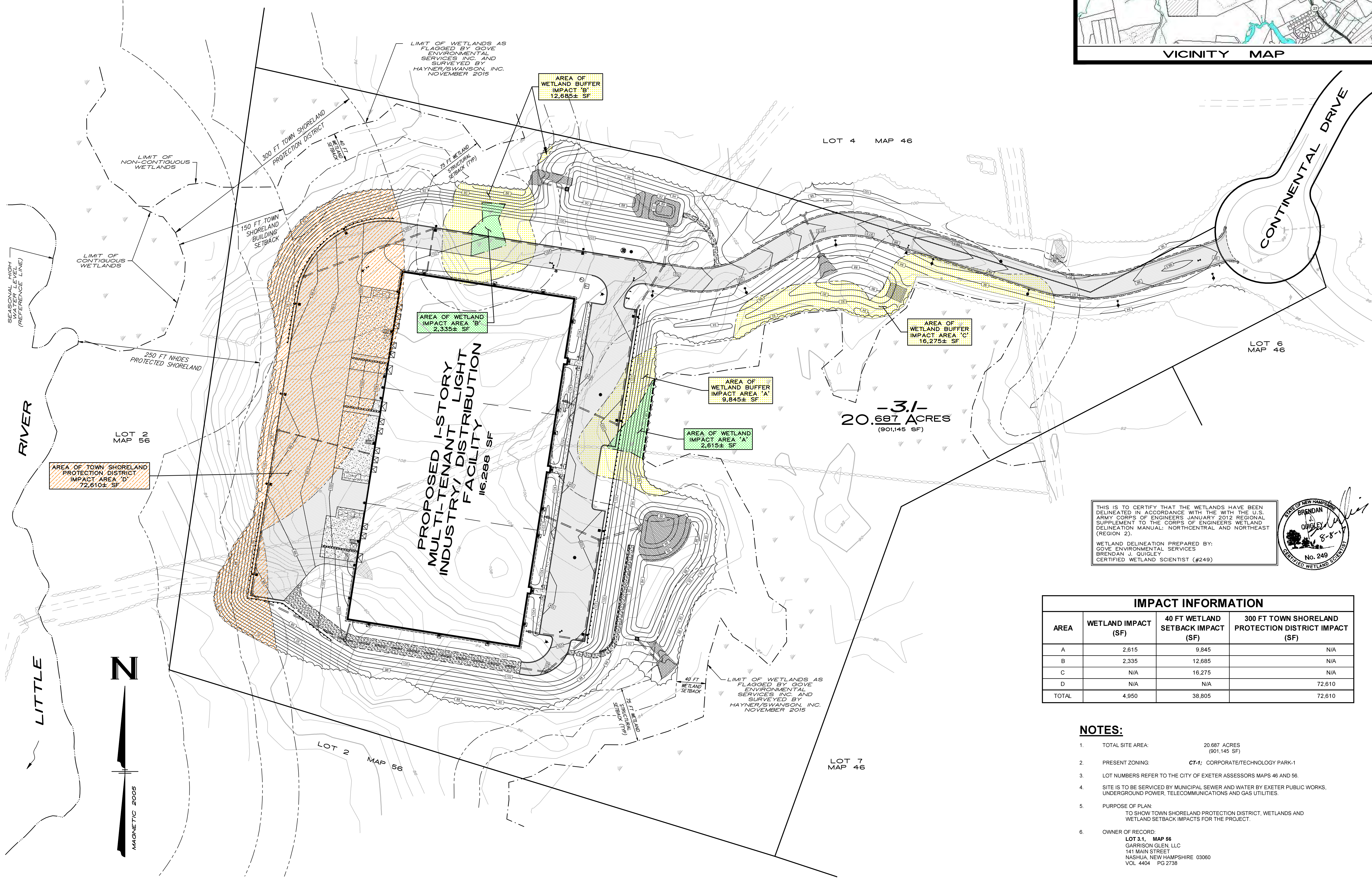
CONSULTANT CONTACTS

HAYNER/SWANSON, INC.
 ATTN: JAMES N. PETROPULOS, P.E.
 3 CONGRESS STREET
 NASHUA, NH 03082
 (603) 883-2057

GOVE ENVIRONMENTAL SERVICES:
 ATTN: JAMES GOVE
 8 CONTINENTAL DRIVE
 EXETER, NH 03833
 (603) 778-0644



VICINITY MAP



LOT 4 MAP 46

LOT 6 MAP 46

LOT 2 MAP 56

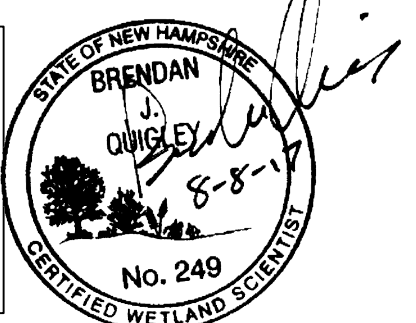
LOT 2 MAP 56

LOT 7 MAP 46

-31-
20.687 ACRES
 (901,145 SF)

**PROPOSED 1-STORY
 MULTI-TENANT LIGHT
 INDUSTRY/DISTRIBUTION
 FACILITY**
 116,288 SF

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST (REGION 2).
 WETLAND DELINEATION PREPARED BY:
 GOVE ENVIRONMENTAL SERVICES
 BRENDAN J. QUIGLEY
 CERTIFIED WETLAND SCIENTIST (#249)



IMPACT INFORMATION			
AREA	WETLAND IMPACT (SF)	40 FT WETLAND SETBACK IMPACT (SF)	300 FT TOWN SHORELAND PROTECTION DISTRICT IMPACT (SF)
A	2,615	9,845	N/A
B	2,335	12,685	N/A
C	N/A	16,275	N/A
D	N/A	N/A	72,610
TOTAL	4,950	38,805	72,610

NOTES:

- TOTAL SITE AREA: 20.687 ACRES (901,145 SF)
- PRESENT ZONING: CT-1; CORPORATE/TECHNOLOGY PARK-1
- LOT NUMBERS REFER TO THE CITY OF EXETER ASSESSORS MAPS 46 AND 56.
- SITE IS TO BE SERVICED BY MUNICIPAL SEWER AND WATER BY EXETER PUBLIC WORKS, UNDERGROUND POWER, TELECOMMUNICATIONS AND GAS UTILITIES.
- PURPOSE OF PLAN: TO SHOW TOWN SHORELAND PROTECTION DISTRICT, WETLANDS AND WETLAND SETBACK IMPACTS FOR THE PROJECT.
- OWNER OF RECORD:
 LOT 31, MAP 56
 GARRISON GLEN, LLC
 141 MAIN STREET
 NASHUA, NEW HAMPSHIRE 03060
 VOL. 4404 PG. 2738

NO.	DATE	REVISION
1	11/29/17	REVISE WETLAND BUFFER IMPACT 'C'; UPDATE SITE PLAN

MAP 56 LOT 31
 PREPARED FOR/RECORD OWNER:
GARRISON GLEN, LLC
 141 MAIN STREET NASHUA, NEW HAMPSHIRE 03060 (603) 880-0502

SHORELAND PROTECTION DISTRICT AND WETLAND/BUFFER IMPACT PLAN
Proposed Multi-Tenant Light Industry/Distribution Facility
 24 CONTINENTAL DRIVE
 EXETER, NEW HAMPSHIRE

HSI Hayner/Swanson, Inc.
 Civil Engineers/Lead Surveyors
 Three Congress Street, Nashua, New Hampshire 03062-3301
 Tel: (603) 883-2057 Fax: (603) 883-5057
 www.haynerswanson.com
 DWG LOCATION: G:\1891\DWG\4891SPEC
 Scale: 1" = 60'
 1 OF 1 4891 SPEC Date: 31 JULY 2017
 DWG: 4891SPEC.WBT
 PLOT: 4891SPEC.PLT

2.2.30. **Fertilizer:** Any substance containing one or more recognized plant nutrients which is **are** designed for use in promoting plant growth such as nitrogen, phosphorus and **or** potassium. ~~Fertilizer as defined shall not include vegetable compost, lime, limestone, wood ashes, or any nitrogen free horticultural medium (e.g. vermiculite).~~ ***The following may be applied without restriction: nitrogen-free soil-building products such as molasses, humic acid, kelp, soil biological stimulants, secondary macro-nutrients, micronutrients, and biological inoculums.***

9.2 **AQUIFER PROTECTION DISTRICT ORDINANCE**

9.2.3. K. Prohibited Uses:

12. The use of fertilizer as defined in 2.2.30, ***with the exception of organic products and compost, which can be applied at a rate of ½ cu. yard per 1,000 ft² (22 cu. yds./acre), not to exceed 2 lb. N/1,000ft² per year, provided it is applied in a location that is greater than 25' from surface water or from a storm drain which drains to surface water.***

- a. Per the intent of this ordinance, this prohibition may be waived by the Planning Board to supplement ***landscape*** restoration or the establishment of new landscaping. Applicants shall provide written justification ***and a fertilizer management plan***, and identify specific location(s) within the property where the request applies. Waivers granted will provide for temporary allowance, not to exceed one year.
- b. ***This prohibition may be waived by the Planning Board for heavy use turf (i.e., athletic fields and golf courses) for a period of 2 years, to accommodate a transition period to organic products. A fertilizer management plan shall be submitted that includes the following:***
 - i. ***The use of Best Management Practices to limit the potential for nutrient runoff or groundwater infiltration.***
 - ii. ***Limitation of nutrient application to a synthetic/organic fertilizer blend or “bridge” product. This blend must contain at least 50% organically derived plant nutrients, to facilitate the building of healthy soils.***
 - iii. ***Limitation of annual maximum application to 2.5 lb/1000 ft².***

9.3 EXETER SHORELAND PROTECTION DISTRICT

9.3.4. F. Prohibited Uses:

12. The use of fertilizer as defined in 2.2.30, ***with the exception of organic products and compost, which can be applied at a rate of ½ cu. yard per 1,000 ft² (22 cu. yds/acre), not to exceed 2 lb. N/1,000ft² per year, provided it is applied in a location that is greater than 25' from surface water or from a storm drain which drains to surface water.***

- a. Per the intent of this ordinance, this prohibition may be waived by the Planning Board to supplement ***landscape*** restoration or the establishment of new landscaping. Applicants shall provide written justification ***and a fertilizer management plan***, and shall identify the specific locations within the property where the request applies. Waivers granted will provide for temporary allowance, not to exceed one year.

- b. ***This prohibition may be waived by the Planning Board for heavy use turf (i.e., athletic fields and golf courses) for a period of 2 years, to accommodate a transition period to organic products. A fertilizer management plan shall be submitted that includes the following:***
 - i. ***The use of Best Management Practices to limit the potential for nutrient runoff or groundwater infiltration***
 - ii. ***Limitation of nutrient application to a synthetic/organic fertilizer blend or “bridge” product. This blend must contain at least 50% organically derived plant nutrients, to facilitate the building of healthy soils.***
 - iii. ***Limitation of annual maximum application to 2.5 lb/1000 ft².***

Draft Minutes

Conservation Commission

11/14/17

1. Introduction to Members Present

Present at the meeting are Kristen Murphy, Anne Surman, Sally Ward, Dave Short, Andrew Koff, Virginia Raub, Bill Campbell, Carlos Guindon, Todd Piskovitz, Marie Richey and Alyson Eberhardt. The meeting began at 7:00pm.

2. Public Comment

Joanne Jacob said that she did not think that there was enough markings on the trails in the town forests. She said that bikers often make their own trails, which can be confusing. She offered to go out on the trails and mark them with paint. Chairman Campbell said that it would be difficult to mark trails at this time of the year, because it is too cold for the paint to set. The commission thought it was a great idea for the spring, and suggested more detailed maps and junction signage.

3. Action Items

a. Property Management

i. Property Mowing Contract Selection

Ms. Murphy said that one of the bids was from David O'Hearn for a total of \$1,825. There are trees that have fallen on the properties and the added cost for cutting these would make a new total of \$2,125. They received a second bid from Dave Martin, who previously had mowed the properties in the past. His total would be \$1,450. The budget for the mowing is about \$1,800, and they had an additional \$300 allocated for the Raynes property which is not needed, so there is enough in the budget for both.

For the Morrisett property, if they were only to mow half the field it would cost \$250 as opposed to \$475 for the full field with Mr. O'Hearn, and it would be \$300 as opposed to \$525 for Mr. Martin. Chairman Campbell pointed out that mowing half may be beneficial ~~for to leave~~ seeds ~~on for~~ wildlife the ground. Ms. Murphy said that generally, in the past, Mr. Martin has included the cost of removing any fallen trees in his price. The commission agreed to mow half of the Morrisette property. The total difference in the two bids would be \$625.

MOTION: Selectwoman Eberhardt moved to allocate \$1,225 to mow the properties, including half of Morrisette. Ms. Surman seconded the motion, and it passed unanimously.

Ms. Raub suggested splitting the properties up among the bids, but they would have to send the bids back for re-submission. Ms. Murphy said she'd like to make sure that somebody had examined the property to determine the work necessary, to prevent additional expenses.

ii. Property Monitoring Report

Ms. Murphy said that with the properties that the commission had committed to monitoring and with the work of the two interns, all of the parcels of land should be finished in the next three weeks. She thought that next year they should do a summer internship because of scheduling issues and

the hunting season, or suggested that maybe the properties where hunting is permitted could be finished earlier in the year.

iii. Raynes Listing & Signage

Ms. Murphy said that Ms. Raub and Don Brisseton and herself had worked together to apply to put the Raynes property on the state's historical places register. The application was approved. It will help the conservation commission become more palatable for additional funds in the future. John Porter, an author with a book on historic barns in the region, asked for photos of Raynes to highlight the barn because of its unique silo. He'll use the pictures in a new book.

Kathy Norton has ~~installed the~~~~gotten the~~ new sign for Raynes. Public Works will install it. Chairman Campbell suggested that they could do a publicity article about it for Ms. Norton when she returns in the spring. Ms. Murphy said that the Preservation Alliance has reached out and wanted to feature it on their 52 Barns in 52 Weeks feature. Chairman Campbell said that the commission has been working with public works to fix damage to windows on the property.

iv. Raynes Farm Stewardship Committee Member Appointment

The committee needs to have two representatives from the conservation commission. Ms. Raub is one, and the commission needs to appoint another. Ms. Raub said that the committee does not meet often and is not a large commitment. Ms. Ward volunteered to be on the committee.

v. Invasive Study Committee

Mr. Guindon said that the burning bush on the southern side of the Henderson-Swasey Town forest has heavily invaded. Bittersweet is also a main concern because it wraps itself around trees and chokes them. Japanese barberry is also an issue. Mr. Short asked if they should focus on the northern side because the southern side is already too invaded. Mr. Guindon said that there was a lot of burning bush on the east side as well. He was concerned about the gasline there being the focal entry on the lot, and mentioned that the abandoned farmland on the neighboring property is likely the source of most of the seeds that have invaded. Mr. Campbell said that since burning bush comes back so quickly, we should focus on those areas which have not been invaded yet. The app they are using to map the invasive species is called IPANE. Ms. Raub asked if goats would help the burning bush. Guindon said that they might, but the issue is that once the burning bush is gone garlic mustard might come up.

b. Trails

i. Oakland Trails Project

Mr. Short said that the trail has been moved. Another trail parallel to the highway was used as the entrance to the new trail. The trail was built on higher ground than before as well. There is still some rockwork needing to be done, but the project is about 95% done. A sign was made asking people not to enter the portion that was shut down. They did not need any wood for the project. Chairman Campbell was concerned about the treated wood from the plank bridge, which will disintegrate much slower than untreated wood. Mr. Short said that the pressure treated wood will be removed. CP Lumber donated extra wood to replace the bridge system.

ii. Trail Maintenance Needs

There are other minor projects that need to be done in some areas. Ms. Murphy said that there is \$300 left in the budget. Mr. Short said they would need decking to make treads. They will get an estimate for the cost, and can store the wood at public works so that they can use it for future projects.

MOTION: Ms. Eberhardt moved that the commission spend up to \$300 for the project. Mr. Piskovitz seconded the motion, and it passed unanimously.

c. Outreach

i. Barry Conservation Camp Contest

Mr. Koff said spoke about the essay contest for the Barry Conservation camp in Berlin, New Hampshire for Summer 2018. The essay is simply why you would like to attend the camp, and the contest is open to Exeter residents aged 10-16. It was posted on the website, Facebook, and the Exeter newsletter. They may reach out to schools and scouting organizations, and could ask businesses in town to post flyers in their windows.

ii. NHACC Partnership Project

Ms. Murphy said that she visited the middle school last week, and introduced wetlands and the importance of buffers as well as stormwater pollution to 8th graders. The students used Google Earth to measure the buffer size around some wetlands. They also tested water samples, and measured dissolved oxygen, pH, conductivity, and turbidity. They worked with the students to come up with their own design for a study. She thought the kids were very engaged.

iii. E\$RLAC Dues

Ms. Murphy said that this year, the suggested dues for ERLAC are \$200. Normally, \$100 goes to E\$RLAC, \$630 goes to NHACC, \$100 goes to the Lamprey River Watershed Association, and \$100 goes to Southeast Land Trust for a total of \$930. The commission had only budgeted \$100 for the dues, and agreed that they would vote on the total and look at the treasurer's report to see if there was an additional \$100 that could be found in the budget.

MOTION: Ms. Raub moved to approve \$100 E\$RLAC, \$100 for the Lamprey River Watershed Association, \$100 for Southeast Land Trust, and \$630 for NHACC respectively. Mr. Piskovitz seconded the motion, and it passed unanimously.

d. CC Representatives Report on Other Committees

This was not covered during this meeting.

4. Approval of Minutes: October 10th Meeting

Mr. Campbell suggested that on page 4, they change it to "open to be selected by conservation members as well". He also suggested that the part about the Swasey property be deleted.

MOTION: Ms. Raub moved to approve the minutes as amended. Ms. Richey seconded the motion, and it passed unanimously, with Ms. Eberhardt abstaining.

5. Other Business

Mr. Piskovitz brought up a site walk on Thursday that will be a combined effort between the conservation commission and the planning board for Rose Farm. They will meet at 8:30am on Wadleigh Street. There will be another road put in to the property, and the property is complex with some areas clear and some covered in brush.

Ms. Eberhardt said that the Piscataqua Region Estuaries Partnership of the EPA will have a conference this year (they hold one every five years), which will be on December 8th. Registration is required. She also brought up an event called Stories from the Field, which features storytellers who are citizen scientists. This event will be on the evening of December 8th. She also mentioned a program called coastal research volunteers, where there are opportunities to volunteer to collect data for coastal research. She then talked about a project creating a resource of sand dune plant for coastal inhabitants.

Mr. Campbell attended the annual meeting of the NHACC where he heard two talks, one about considering wildlife ~~while on~~when planning -trails, and also one on receiving grants. He also attended a meeting of the conservation commission roundtable, involving numerous different seacoast region towns. They talked about the right to know law and what constitutes a meeting. He said that Portsmouth has done a study on possible conservation lands. He brought up doing something for Pete Richardson. There is a plaque on a bench in Founder's Park with his name, and he suggested writing a letter to Mr. Richardson's wife on behalf of the commission. And, he suggested naming a trail "Pete's Path" and placing a sign on it.

6. Next Meeting: Date Scheduled (12/5/17), Submission Deadline (11/22/17)

MOTION: Mr. Guindon moved that the commission enter into a non-public session. Mr. Piskovitz seconded the motion. A roll call vote, and it passed unanimously at 8:30 pm.

Public session reconvened at 9:05 pm.

A motion was made to seal the minutes. A roll call vote was taken and passed unanimously.

The meeting was adjourned at 9:10 pm.

Respectfully submitted by recording secretary Samantha Cave.