



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

Site Walk

The Exeter Conservation Commission will be conducting a site walk on **Tuesday, June 12th, 2018 at 5:00 P.M.** at the end of Oak Street Extension with permissions to pass the no entry signs. The purpose of the walk is to review proposed conservation land for the Exeter Rose Farm Open Space Subdivision Plan within Tax Map 54, Lot 5, 6, 7 and Map 63, Lot 205..

Monthly Meeting

The Exeter Conservation Commission will meet in the Nowak Room, Exeter Town Offices at 10 Front Street, Exeter on **Tuesday, June 12th, 2018 at 7:00 P.M.**

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items

1. Exeter Rose Farm – Conservation Easement Submittal, associated with the Exeter Rose Farm Open Space Subdivision Plan at Tax Map 54 Lot 5, 6, 7 and Tax Map 63, Lot 205 (*Brenda Kolbow, MSC*)
2. Adoption of Land Trust Alliance Standards and Practices
3. Committee Reports
 - a. Property Management
 - i. Raynes LCHIP Grant Application
 - ii. Raynes Farm Event Application Form Update
 - iii. Exeter Country Club Climate Resiliency Planning Project
 - iv. Invasive Study Report
 - b. Trails
 - c. Outreach
 - i. Raynes Farm Fall Event in collaboration with Parks and Rec
 - d. CC Representatives Report on Other Committees
4. Election of Clerk
5. Treasurers Report
6. Approval of Minutes: May 8th Meeting
7. Other Business
8. Next Meeting: Date Scheduled (7/10/18), Submission Deadline (6/29/18)

Bill Campbell, Chair

Exeter Conservation Commission

Posted June 8th, 2018 Exeter Town Office, Exeter Public Library, and Town Departments.

**TOWN OF EXETER
PLANNING DEPARTMENT MEMORANDUM**

Date: June 8th, 2018
To: Conservation Commission Board Members
From: Kristen Murphy, Natural Resource Planner
Subject: June 12th Conservation Commission Meeting

1. **Site Walk at 5:00 pm**

Please note that we have scheduled a site walk to the Rose Farm proposed subdivision area before the Conservation Commission meeting. We are meeting at the very end of Oak Street Extension. Our timing is a bit tight to cover the property so we will need to be efficient with our time out there. It goes without saying but ticks are pretty thick and not all areas have existing trails to follow so please come dressed for it.

2. **Exeter Rose Farm Proposed Subdivision: Conservation Land**

The applicant was before the Commission to consider an alternate alignment for conservation land on May 9th, 2017. Your response at that time was as follows:

We have investigated this application and DO NOT SUPPORT acceptance of the 12.9 acres for conservation purposes as presented on plans dated 4/26/17 as noted below:

- *Parcels are not contiguous to existing conservation lands*
- *Parcels are bifurcated by roads and include 3 separate parcels which create a large perimeter for monitoring for such a small amount of acreage*

They have since revised their proposal and are looking to determine if you would be supportive of the new layout for conservation land. Two plans are in your packet as they submitted a proposal on June 1st, which was revised on Jun 5th. Please review the latter submission as the proposal under consideration.

For your consideration, I have provided the conservation criteria developed in 2009, aerials with the property in relation to existing conservation land and the Core Focus Areas of Exeter's Natural Resource Inventory.

Though specific deed language will be worked out later when you review the draft terms of the easement, it would be beneficial for you to consider and share your position with the developer and their representatives on

- the locations of the proposed trail connections
- hunting restrictions to match the use restrictions on Henderson Swasey
- and determine construction/maintenance of trails including the installation of crossings if needed.

Recommendation:

Following consideration of the proposal, I recommend the following motions:

- *The conservation commission prepare a memo indicating that the Conservation Commission*
 - *is supportive in concept of the Town holding conservation interest in this land as proposed with details on deed/easement terms to be developed prior to acceptance.*
 - *is supportive in concept of the Town holding conservation interest in this land with details on deed/easement terms to be developed at a later date prior to acceptance with the following modifications:*
 - *is NOT supportive of the Town holding conservation interest in this land for the following reasons:*

3. **Adoption of Land Trust Alliance Practices**

In order to qualify for an LCHIP grant, the Commission must adopt a minimum of LTA practices 1-7, 12. I assume this has been completed in the past but it would be helpful to have a vote re-affirming the Commissions position. The LTA practices in its complete form can be found at <https://bit.ly/2JnXz9U>. Your packet contains the 12 guiding principles to consider..

Recommendation: Below is a possible motion for adoption

WHEREAS, the Exeter Conservation Commission has reviewed Land Trust Standards and Practices (“the Standards”), first published by the Land Trust Alliance in 1989, and with the most recent revision effective February 3, 2017; and,

WHEREAS, the Exeter Conservation Commission agrees that the Standards are the ethical and technical guidelines for the responsible operation of a land trust;

NOW, THEREFORE, BE IT RESOLVED THAT the Exeter Conservation Commission hereby adopts and commits to implementing the Standards ([1-7, 12] or all?) as guidelines for the organization’s operations on June 12, 2018.



June 1, 2018

Kristen Murphy, Natural Resource Planner
Planning Department
10 Front Street
Exeter, NH 03833

**Re: Exeter Rose Farm – Conservation Easement Submittal
MSC Project #47175.00**

Dear Ms. Murphy:

On behalf of our client, Exeter Rose Farm, LLC, we respectfully request to be placed on the agenda for the upcoming Conservation Commission meeting on June 12, 2018. We would like to discuss a potential conservation easement for the benefit of the Town of Exeter Conservation Commission in association with our application for an Open Space Development (Planning Board Case #17-27).

The area being proposed for conservation is 7.14 acres of contiguous land located northwesterly of Oak Street Extension and includes a portion of Norris Brook (see attached plan). This land also abuts the southerly boundary of the Town of Exeter Henderson-Swasey Forest for 1,576'. The land is wooded with mature growth and contains 6.57 acres of uplands with the remainder being wetlands (0.57 acres).

In this area there are existing trails running through the property from the "Open Space" of the Norris Brook Condominiums to the Town Forest. The addition of this land would create a contiguous network of open spaces or "greenways" and would provide the public and residents with access to recreational activities.

A site walk has been scheduled for June 12, 2018 at 5:00pm to walk this area. Following the site walk we can further discuss this opportunity at the Conservation Commission meeting. Please let us know if there is any additional information that you would like.

Thank you for your time and consideration.

Sincerely,
MSC a division of TFMoran, Inc.

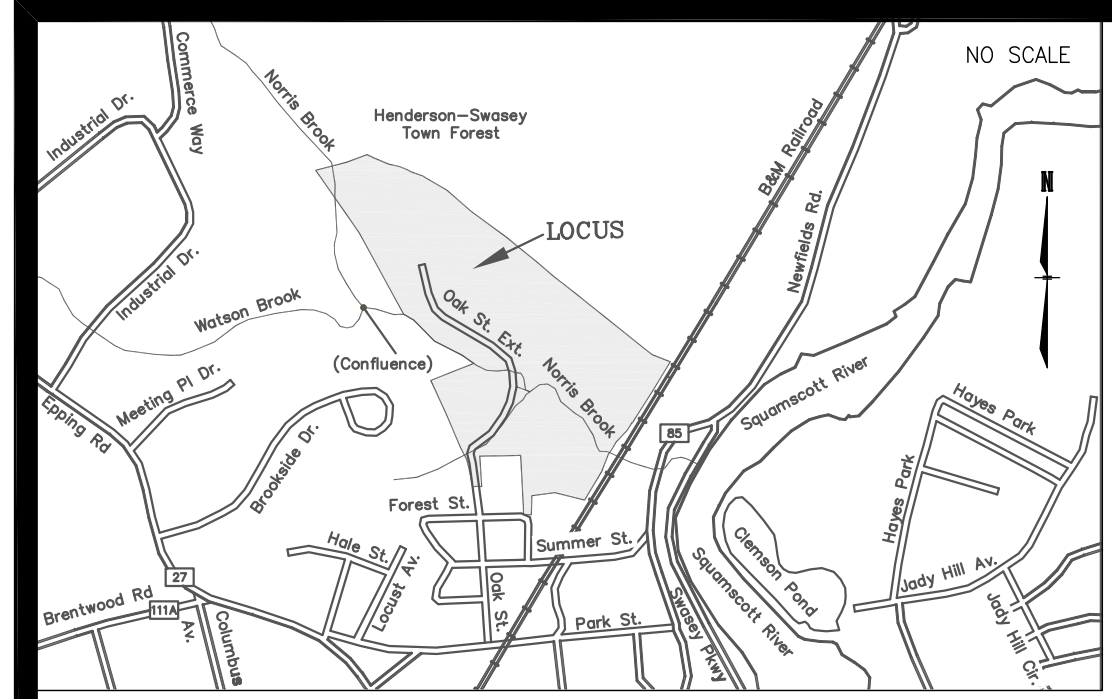
Brenda Kolbow, PLS
Survey Project Manager

BMK/cbj

TFMoran, Inc.
48 Constitution Drive, Bedford, NH 03110
T(603) 472-4488 www.tfmoran.com

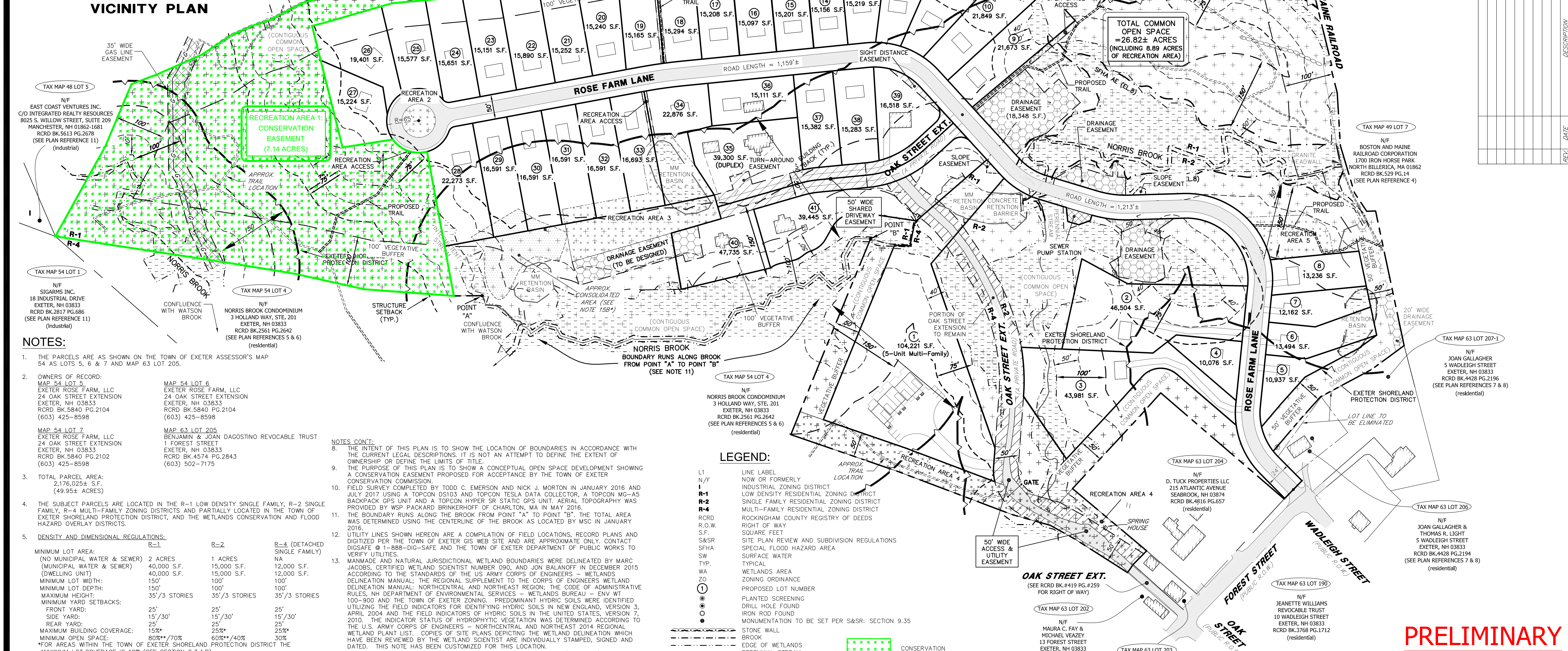


MSC a division of TFMoran, Inc.
170 Commerce Way—Suite 102, Portsmouth, NH 03801
T(603) 431-2222



PRELIMINARY

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VICINITY PLAN

TAX MAP 48 LOT 5
N/F
EAST COAST VENTURES INC.
C/O INTEGRATED REALTY RESOURCES
8025 S. WILLOW STREET, SUITE 209
MANCHESTER, NH 03862-1681
RCRD BK.5613 PG.2678
(SEE PLAN REFERENCE 11)
(Industrial)

TAX MAP 54 LOT 1
N/F
SIGARMS INC.
18 INDUSTRIAL DRIVE
EXETER, NH 03833
RCRD BK.2817 PG.686
(SEE PLAN REFERENCE 11)
(Industrial)

TAX MAP 54 LOT 4
N/F
NORRIS BROOK CONDOMINIUM
3 HOLLAND WAY, STE. 201
EXETER, NH 03833
RCRD BK.2561 PG.2642
(SEE PLAN REFERENCES 5 & 6)
(residential)

NOTES:

- THE PARCELS ARE AS SHOWN ON THE TOWN OF EXETER ASSESSOR'S MAP 54 AS LOTS 5, 6 & 7 AND MAP 63 LOT 205.
- OWNERS OF RECORD:
MAP 54 LOT 5
EXETER ROSE FARM, LLC
24 OAK STREET EXTENSION
EXETER, NH 03833
RCRD BK.5840 PG.2104
(603) 425-8598
MAP 54 LOT 6
EXETER ROSE FARM, LLC
24 OAK STREET EXTENSION
EXETER, NH 03833
RCRD BK.5840 PG.2104
(603) 425-8598
MAP 54 LOT 7
EXETER ROSE FARM, LLC
24 OAK STREET EXTENSION
EXETER, NH 03833
RCRD BK.5840 PG.2102
(603) 425-8598
MAP 63 LOT 205
BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUST
1 FOREST STREET
EXETER, NH 03833
RCRD BK.4574 PG.2843
(603) 502-7175
- TOTAL PARCEL AREA:
2,176,025± S.F.
(49.95± ACRES)
- THE SUBJECT PARCELS ARE LOCATED IN THE R-1 LOW DENSITY SINGLE FAMILY, R-2 SINGLE FAMILY, R-4 MULTI-FAMILY ZONING DISTRICTS AND PARTIALLY LOCATED IN THE TOWN OF EXETER SHORELAND PROTECTION DISTRICT, AND THE WETLANDS CONSERVATION AND FLOOD HAZARD OVERLAY DISTRICTS.
- DENSITY AND DIMENSIONAL REGULATIONS:

	R-1	R-2	R-4 (DETACHED SINGLE FAMILY)
MINIMUM LOT AREA: (NO MUNICIPAL WATER & SEWER)	2 ACRES	1 ACRES	12,000 S.F.
(MUNICIPAL WATER & SEWER)	40,000 S.F.	15,000 S.F.	12,000 S.F.
(DWELLING UNIT)	40,000 S.F.	15,000 S.F.	12,000 S.F.
MINIMUM LOT WIDTH:	150'	100'	100'
MINIMUM LOT DEPTH:	150'	100'	100'
MAXIMUM HEIGHT:	35'/3 STORIES	35'/3 STORIES	35'/3 STORIES
MINIMUM YARD SETBACKS:			
FRONT YARD:	25'	25'	25'
SIDE YARD:	15'/30'	15'/30'	15'/30'
REAR YARD:	25'	25'	25'
MAXIMUM BUILDING COVERAGE:	15%*	25%*	25%*
MINIMUM OPEN SPACE:	80%*/70%	60%*/40%	30%

*FOR AREAS WITHIN THE TOWN OF EXETER SHORELAND PROTECTION DISTRICT THE MAXIMUM LOT COVERAGE IS 10% (SEE SECTION 9.3.4.B)
**FOR LOTS USING SEPTIC SYSTEMS PER THE TOWN OF EXETER, N.H. ZONING ORDINANCE, SECTION 4.3.

OPEN SPACE DEVELOPMENT**
INTERNAL DIMENSIONAL REQUIREMENTS:

MINIMUM RIGHT OF WAY FRONTAGE:	50'
FRONT YARD SETBACK:	25'
SIDE YARD SETBACK:	15'
REAR SETBACK:	20'
MINIMUM LOT SIZE:	15,000 SF* 10,000 SF**

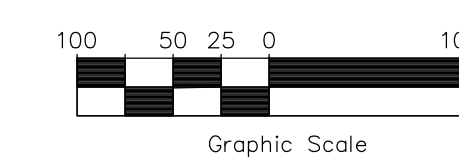
*FOR LOTS WITHIN R-1 ZONE
**FOR LOTS WITHIN R-2 & R-4 ZONES
PER THE TOWN OF EXETER, N.H. ZONING ORDINANCE, SECTION 7.5.6
***THE TOWN OF EXETER, N.H. ZONING ORDINANCE, SECTION 4.3, SCHEDULE II NOTE 19 STATES "FOR PROPOSED SUBDIVISIONS OF AN EXISTING LOT OF RECORD HAVING A TOTAL COMBINED AREA OF 20 OR GREATER ACRES, OPEN SPACE DEVELOPMENT PURSUANT TO ARTICLE 7 IS REQUIRED UNLESS WAIVED BY THE EXETER PLANNING BOARD."
- THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 [NAD 83 (2011)] AND THE VERTICAL DATUM IS RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88, GEOID 12A). CONTOUR INTERVAL IS 2 FEET.
- THE SUBJECT PARCELS ARE PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD AREA ZONE AE (EL.8) & SPECIAL FLOOD HAZARD AREA ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0402E WITH AN EFFECTIVE DATE OF MAY 17, 2005.

NOTES CONT.:

- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTION. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL OPEN SPACE DEVELOPMENT SHOWING A CONSERVATION EASEMENT PROPOSED FOR ACCEPTANCE BY THE TOWN OF EXETER CONSERVATION COMMISSION.
- FIELD SURVEY COMPLETED BY TODD C. EMERSON AND NICK J. MORTON IN JANUARY 2016 AND JULY 2017 USING A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR, A TOPCON MG-A5 BACKPACK GPS UNIT AND A TOPCON HYPER SR STATIC GPS UNIT. AERIAL TOPOGRAPHY WAS PROVIDED BY WSP BACKARD BRINKERHOFF OF CHARLTON, MA IN MAY 2016.
- THE BOUNDARY RUNS ALONG THE BROOK FROM POINT "A" TO POINT "B". THE TOTAL AREA WAS DETERMINED USING THE CENTERLINE OF THE BROOK AS LOCATED BY MSC IN JANUARY 2016.
- UTILITY LINES SHOWN HEREON ARE A COMPILATION OF FIELD LOCATIONS, RECORD PLANS AND DIGITIZED PER THE TOWN OF EXETER GIS WEB SITE AND ARE APPROXIMATE ONLY. CONTACT DIGSAFE @ 1-888-DIG-SAFE AND THE TOWN OF EXETER DEPARTMENT OF PUBLIC WORKS TO VERIFY UTILITIES.
- MANMADE AND NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, AND JON BALANOFF IN DECEMBER 2015 ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL: THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV WT 100-300 AND THE TOWN OF EXETER ZONING - PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7, 2010. THE INDICATOR STATUS OF HYDROPHYTIC VEGETATION WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTHCENTRAL AND NORTHEAST 2014 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS LOCATION.
- WETLANDS CONTAINING POORLY DRAINED SOILS ARE SUBJECT TO A 40' NO CUT/NO DISTURBANCE SETBACK. WETLANDS CONTAINING VERY POORLY DRAINED (VPD) SOILS ARE SUBJECT TO A 50' NO CUT/NO DISTURBANCE SETBACK.
- THE FORMER GREENHOUSE AREA AND THE FORMER BOILER & PACKING BUILDINGS AREA ARE THE SUBJECT NHDES SITE #201203003. SEE REMEDIAL ACTION PLAN (RAP) PREPARED BY STONEHILL ENVIRONMENTAL, INC. (CURRENTLY UNDER REVIEW BY NHDES) FOR DETAILS.
- CONCEPTUAL REMEDIATION PLAN:
A: FORMER GREENHOUSE AREA - SHALLOW SOIL CONTAINING LEAD CONCENTRATIONS EXCEEDING THE NHDES STANDARD APPLICABLE TO RESIDENTIAL PROPERTIES WILL BE REMOVED AND PROPERLY DISPOSED AT AN OFF-SITE DISPOSAL FACILITY.
B: FORMER BOILER & PACKING BUILDINGS AREA - SOLID WASTES WILL BE IDENTIFIED, REMOVED AND PROPERTY DISPOSED OF CONCRETE AND BRICK REMOVED FROM THE SOLID WASTE AREA MAY BE CRUSHED AND USED AS ROAD BASE. COAL SH/CLUNKER WILL BE CONSOLIDATED IN THE FORMER PACKING BUILDING AREA, CAPPED AND COVERED. *CONSOLIDATED AREAS WILL BE FIELD LOCATED AND SHOWN ON THIS PLAN AFTER REMEDIATION TAKES PLACE.
C: MANMADE RETENTION BASIN #4 - SHALLOW SOIL CONTAINING LEAD CONCENTRATIONS EXCEEDING THE NHDES STANDARD APPLICABLE TO RESIDENTIAL PROPERTIES WILL BE REMOVED AND PROPERLY DISPOSED AT AN OFF-SITE DISPOSAL FACILITY.
- THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
- ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION & SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.

LEGEND:

L1	LINE LABEL
N/F	NOW OR FORMERLY
I	INDUSTRIAL ZONING DISTRICT
R-1	LOW DENSITY RESIDENTIAL ZONING DISTRICT
R-2	SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
R-4	MULTI-FAMILY RESIDENTIAL ZONING DISTRICT
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
S&SR	SITE PLAN REVIEW AND SUBDIVISION REGULATIONS
SFHA	SPECIAL FLOOD HAZARD AREA
SW	SURFACE WATER
TYP.	TYPICAL
WA	WETLANDS AREA
ZO	ZONING ORDINANCE
①	PROPOSED LOT NUMBER
●	PLANTED SCREENING
○	DRILL HOLE FOUND
○	IRON ROD FOUND
○	MONUMENTATION TO BE SET PER S&SR: SECTION 9.35
---	STONE WALL
---	BROOK
---	EDGE OF WETLANDS
---	PERENNIAL STREAM
---	INTERMITTENT STREAM
---	INTERIOR BOUNDARY LINE
---	EXTERIOR BOUNDARY LINE
---	VEGETATIVE BUFFER (S&SR: SECTION 9.6.1.2)
---	40/50' NO CUT/NO DISTURBANCE SETBACK (S&SR: SECTION 9.9.2)
---	75' STRUCTURE SETBACK (S&SR: SECTION 9.9.2)
---	100'/150' BUILDING SETBACK (ZO: SECTION 9.3.4.C)
---	YARD SETBACK (ZO: SECTION 7.5.6)
---	RECREATION AREA
---	SPECIAL FLOOD HAZARD AREA BOUNDARY
x	BOX WIRE FENCE
+	WETLANDS AND SURFACE WATER
+	EDGE OF WETLANDS
+	SHARED DRIVEWAY/ACCESS EASEMENT
+	DRAINAGE EASEMENT
+	UTILITY EASEMENT
+	CONSOLIDATION AREA
+	COMMON OPEN SPACE
+	RECREATION AREA
+	PAVEMENT



TFM **MSC**
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.msceingeneers.com

47175.00 DR BMK FB 531 & 539
CK JCC CADFILE 47175.00_OPS

PRELIMINARY

TAX MAP 54 LOTS 5, 6 & 7 & TAX MAP 63 LOT 205
CONCEPTUAL OPEN SPACE SUBDIVISION PLAN
EXETER ROSE FARM
FOREST STREET & OAK STREET EXTENSION
EXETER, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM

OWNED BY
EXETER ROSE FARM, LLC & BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS
PREPARED FOR
EXETER ROSE FARM, LLC

SCALE: 1"=100' **JUNE 1, 2018**

REV.	DATE	DESCRIPTION	CHK

Jun 01, 2018 - 1:41pm
F:\MSC Projects\47175 - Oak Street Extension - Exeter\47175.00_CAD\Survey\Drawings\OPEN SPACE\47175.00_C04_Open Space Subdivision_For Cons Com.dwg



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects



June 5, 2018

Kristen Murphy, Natural Resource Planner
Planning Department
10 Front Street
Exeter, NH 03833

**Re: Exeter Rose Farm – Conservation Easement Submittal
MSC Project #47175.00**

Dear Ms. Murphy:

On behalf of our client, Exeter Rose Farm, LLC, we respectfully submit an amendment to our request to be placed on the agenda for the upcoming Conservation Commission meeting on June 12, 2018. We would like to discuss a potential conservation easement for the benefit of the Town of Exeter Conservation Commission in association with our application for an Open Space Development (Planning Board Case #17-27).

The area being proposed for conservation is 13.44 acres of land located northwesterly and northeasterly of Oak Street Extension and includes two portions of Norris Brook (see attached plan). This land also abuts the southerly boundary of the Town of Exeter Henderson-Swasey Forest for 1,576'. The land is wooded with mature growth and contains 10.69 acres of uplands with the remainder being wetlands (2.75 acres).

In this area there are existing trails running through the property from the "Open Space" of the Norris Brook Condominiums to the Town Forest. The addition of this land would create a contiguous network of open spaces or "greenways" and would provide the public and residents with access to recreational activities.

A site walk has been scheduled for June 12, 2018 at 5:00pm to walk this area. Following the site walk we can further discuss this opportunity at the Conservation Commission meeting. Please let us know if there is any additional information that you would like.

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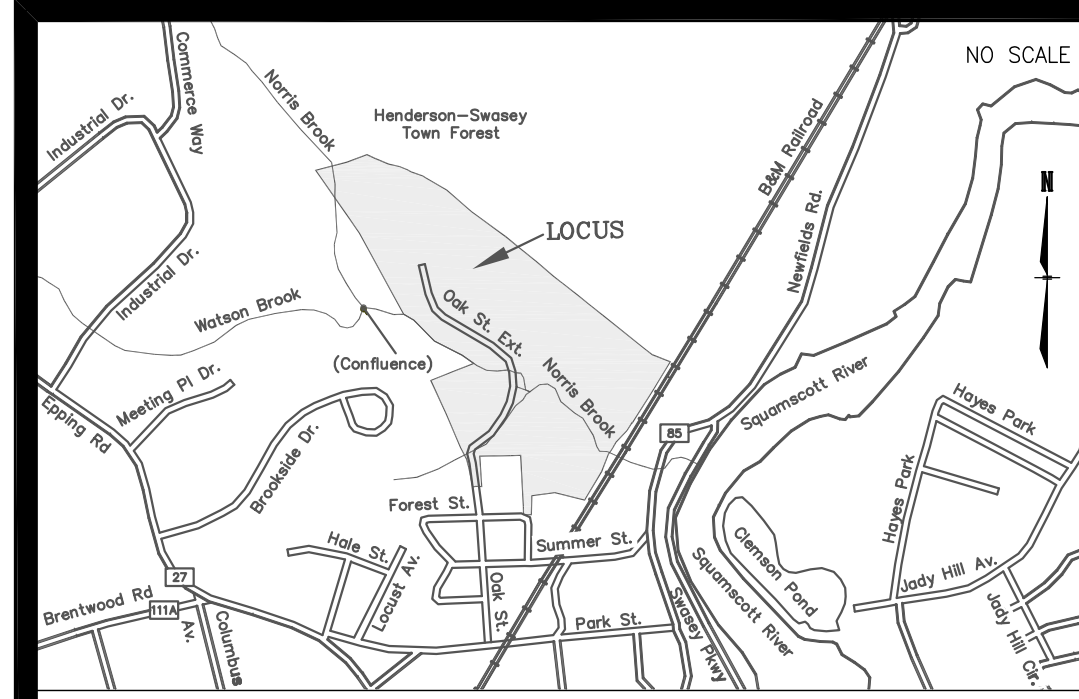
Sincerely,
MSC a division of TFMoran, Inc.

Brenda Kolbow, PLS
Survey Project Manager

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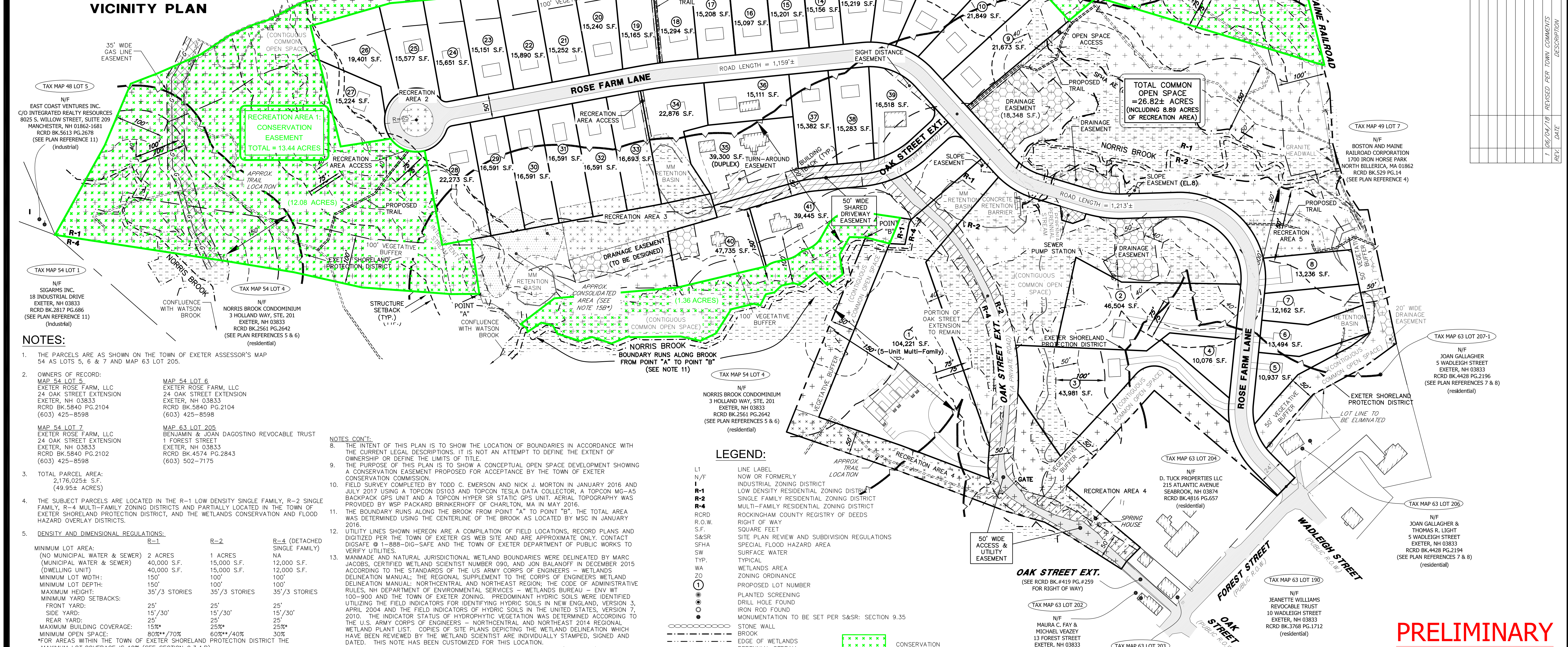
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PRELIMINARY

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REV#	DATE	DESCRIPTION
1	06/04/18	REVISED PER TOWN COMMENTS
		DATE
		CHK
		APP
		BY
		JCC



- NOTES:**
- THE PARCELS ARE AS SHOWN ON THE TOWN OF EXETER ASSESSOR'S MAP 54 AS LOTS 5, 6 & 7 AND MAP 63 LOT 205.
 - OWNERS OF RECORD:
 MAP 54 LOT 5: EXETER ROSE FARM, LLC
 MAP 54 LOT 6: EXETER ROSE FARM, LLC
 MAP 54 LOT 7: EXETER ROSE FARM, LLC
 MAP 63 LOT 205: BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUST
 - TOTAL PARCEL AREA: 2,176,025± S.F. (49.95± ACRES)
 - THE SUBJECT PARCELS ARE LOCATED IN THE R-1 LOW DENSITY SINGLE FAMILY, R-2 SINGLE FAMILY, R-4 MULTI-FAMILY ZONING DISTRICTS AND PARTIALLY LOCATED IN THE TOWN OF EXETER SHORELAND PROTECTION DISTRICT, AND THE WETLANDS CONSERVATION AND FLOOD HAZARD OVERLAY DISTRICTS.
 - DENSITY AND DIMENSIONAL REGULATIONS:

	R-1	R-2	R-4 (DETACHED SINGLE FAMILY)
MINIMUM LOT AREA: (NO MUNICIPAL WATER & SEWER)	2 ACRES	1 ACRES	12,000 S.F.
(MUNICIPAL WATER & SEWER)	40,000 S.F.	15,000 S.F.	12,000 S.F.
(DWELLING UNIT)	40,000 S.F.	15,000 S.F.	12,000 S.F.
MINIMUM LOT WIDTH:	150'	100'	100'
MINIMUM LOT DEPTH:	150'	100'	100'
MAXIMUM HEIGHT:	35'/3 STORIES	35'/3 STORIES	35'/3 STORIES
MINIMUM YARD SETBACKS:			
FRONT YARD:	25'	25'	25'
SIDE YARD:	15'/30'	15'/30'	15'/30'
REAR YARD:	25'	25'	25'
MAXIMUM BUILDING COVERAGE:	15%*	25%*	25%*
MINIMUM OPEN SPACE:	80%*/70%	60%*/40%	30%

- OPEN SPACE DEVELOPMENT****
INTERNAL DIMENSIONAL REQUIREMENTS:
 MINIMUM RIGHT OF WAY FRONTAGE: 50'
 FRONT YARD SETBACK: 25'
 SIDE YARD SETBACK: 15'
 REAR SETBACK: 20'
 MINIMUM LOT SIZE: 15,000 SF* 10,000 SF**
 *FOR LOTS WITHIN R-1 ZONE
 **FOR LOTS WITHIN R-2 & R-4 ZONES
 PER THE TOWN OF EXETER, N.H. ZONING ORDINANCE, SECTION 7.5.6
 **FOR THE TOWN OF EXETER, N.H. ZONING ORDINANCE, SECTION 4.3, SCHEDULE II NOTE 19 STATES "FOR PROPOSED SUBDIVISIONS OF AN EXISTING LOT OF RECORD HAVING A TOTAL COMBINED AREA OF 20 OR GREATER ACRES, OPEN SPACE DEVELOPMENT PURSUANT TO ARTICLE 7 IS REQUIRED UNLESS WAIVED BY THE EXETER PLANNING BOARD."
 6. THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM OF 1983 [NAD 83 (2011)] AND THE VERTICAL DATUM IS RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88, GEOID 12A). CONTOUR INTERVAL IS 2 FEET.
 7. THE SUBJECT PARCELS ARE PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD AREA ZONE AE (EL.8) & SPECIAL FLOOD HAZARD AREA ZONE X AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 33015C0402E WITH AN EFFECTIVE DATE OF MAY 17, 2005.

- NOTES CONT'.**
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTION. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
 - THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL OPEN SPACE DEVELOPMENT SHOWING A CONSERVATION EASEMENT PROPOSED FOR ACCEPTANCE BY THE TOWN OF EXETER CONSERVATION COMMISSION.
 - FIELD SURVEY COMPLETED BY TODD C. EMERSON AND NICK J. MORTON IN JANUARY 2016 AND JULY 2017 USING A TOPCON DS103 AND TOPCON TESLA DATA COLLECTOR, A TOPCON MG-A5 BACKPACK GPS UNIT AND A TOPCON HYPER SR STATIC GPS UNIT. AERIAL TOPOGRAPHY WAS PROVIDED BY WSP BACKGARD BRINKERHOFF OF CHARLTON, MA IN MAY 2016.
 - THE BOUNDARY RUNS ALONG THE BROOK FROM POINT "A" TO POINT "B". THE TOTAL AREA WAS DETERMINED USING THE CENTERLINE OF THE BROOK AS LOCATED BY MSC IN JANUARY 2016.
 - UTILITY LINES SHOWN HEREON ARE A COMPILATION OF FIELD LOCATIONS, RECORD PLANS AND DIGITIZED PER THE TOWN OF EXETER GIS WEB SITE AND ARE APPROXIMATE ONLY. CONTACT DIGSAFE @ 1-888-DIG-SAFE AND THE TOWN OF EXETER DEPARTMENT OF PUBLIC WORKS TO VERIFY UTILITIES.
 - MANMADE AND NATURAL JURISDICTIONAL WETLAND BOUNDARIES WERE DELINEATED BY MARC JACOBS, CERTIFIED WETLAND SCIENTIST NUMBER 090, AND JON BALANOFF IN DECEMBER 2015 ACCORDING TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS - WETLANDS DELINEATION MANUAL: THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION; THE CODE OF ADMINISTRATIVE RULES, NH DEPARTMENT OF ENVIRONMENTAL SERVICES - WETLANDS BUREAU - ENV WT 100-300 AND THE TOWN OF EXETER ZONING. PREDOMINANT HYDRIC SOILS WERE IDENTIFIED UTILIZING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, VERSION 3, APRIL 2004 AND THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 7, 2010. THE INDICATOR STATUS OF HYDROPHYTIC VEGETATION WAS DETERMINED ACCORDING TO THE U.S. ARMY CORPS OF ENGINEERS - NORTHCENTRAL AND NORTHEAST 2014 REGIONAL WETLAND PLANT LIST. COPIES OF SITE PLANS DEPICTING THE WETLAND DELINEATION WHICH HAVE BEEN REVIEWED BY THE WETLAND SCIENTIST ARE INDIVIDUALLY STAMPED, SIGNED AND DATED. THIS NOTE HAS BEEN CUSTOMIZED FOR THIS LOCATION.
 - WETLANDS CONTAINING POORLY DRAINED SOILS ARE SUBJECT TO A 40' NO CUT/NO DISTURBANCE SETBACK. WETLANDS CONTAINING VERY POORLY DRAINED (VPD) SOILS ARE SUBJECT TO A 50' NO CUT/NO DISTURBANCE SETBACK.
 - THE FORMER GREENHOUSE AREA AND THE FORMER BOILER & PACKING BUILDINGS AREA ARE THE SUBJECT NHDES SITE #201203003. SEE REMEDIAL ACTION PLAN (RAP) PREPARED BY STONEHILL ENVIRONMENTAL, INC. (CURRENTLY UNDER REVIEW BY NHDES) FOR DETAILS.
 - CONCEPTUAL REMEDIATION PLAN:
 A: FORMER GREENHOUSE AREA - SHALLOW SOIL CONTAINING LEAD CONCENTRATIONS EXCEEDING THE NHDES STANDARD APPLICABLE TO RESIDENTIAL PROPERTIES WILL BE REMOVED AND PROPERLY DISPOSED AT AN OFF-SITE DISPOSAL FACILITY.
 B: FORMER BOILER & PACKING BUILDINGS AREA - SHALLOW SOIL CONTAINING LEAD CONCENTRATIONS EXCEEDING THE NHDES STANDARD APPLICABLE TO RESIDENTIAL PROPERTIES WILL BE REMOVED AND PROPERLY DISPOSED AT AN OFF-SITE DISPOSAL FACILITY.
 C: MANMADE RETENTION BASIN #4 - SHALLOW SOIL CONTAINING LEAD CONCENTRATIONS EXCEEDING THE NHDES STANDARD APPLICABLE TO RESIDENTIAL PROPERTIES WILL BE REMOVED AND PROPERLY DISPOSED AT AN OFF-SITE DISPOSAL FACILITY.
 16. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
 ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONTROLLED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION & SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.

LEGEND:

L1	LINE LABEL
N/F	NOW OR FORMERLY
I	INDUSTRIAL ZONING DISTRICT
R-1	LOW DENSITY RESIDENTIAL ZONING DISTRICT
R-2	SINGLE FAMILY RESIDENTIAL ZONING DISTRICT
R-4	MULTI-FAMILY RESIDENTIAL ZONING DISTRICT
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
S&SR	SITE PLAN REVIEW AND SUBDIVISION REGULATIONS
SFHA	SPECIAL FLOOD HAZARD AREA
SW	SURFACE WATER
TYP.	TYPICAL
WA	WETLANDS AREA
ZO	ZONING ORDINANCE
①	PROPOSED LOT NUMBER
●	PLANTED SCREENING
○	DRILL HOLE FOUND
○	IRON ROD FOUND
○	MONUMENTATION TO BE SET PER S&SR: SECTION 9.35
---	STONE WALL
---	BROOK
---	EDGE OF WETLANDS
---	PERENNIAL STREAM
---	INTERMITTENT STREAM
---	INTERIOR BOUNDARY LINE
---	EXTERIOR BOUNDARY LINE
---	VEGETATIVE BUFFER (S&SR: SECTION 9.6.1.2)
---	40/50' NO CUT/NO DISTURBANCE SETBACK (S&SR: SECTION 9.9.2)
---	75' STRUCTURE SETBACK (S&SR: SECTION 9.9.2)
---	100'/150' BUILDING SETBACK (ZO: SECTION 9.3.4.C)
---	YARD SETBACK (ZO: SECTION 7.5.6)
---	RECREATION AREA
---	SPECIAL FLOOD HAZARD AREA BOUNDARY
---	BOX WIRE FENCE
---	TOWN OF EXETER SHORELAND DISTRICT
---	WETLANDS AND SURFACE WATER
---	SHARED DRIVEWAY/ACCESS EASEMENT
---	DRAINAGE EASEMENT
---	UTILITY EASEMENT
---	CONSOLIDATION AREA
---	PAVEMENT
---	COMMON OPEN SPACE
---	RECREATION AREA
---	CONSERVATION EASEMENT

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47175.00 DR BMK FB 531 & 539
 OK JCC CADFILE 47175.00_OPS

PRELIMINARY

TAX MAP 54 LOTS 5, 6 & 7 & TAX MAP 63 LOT 205
CONCEPTUAL OPEN SPACE SUBDIVISION PLAN
EXETER ROSE FARM
FOREST STREET & OAK STREET EXTENSION
EXETER, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM

OWNED BY
EXETER ROSE FARM, LLC & BENJAMIN & JOAN DAGOSTINO REVOCABLE TRUSTS

PREPARED FOR
EXETER ROSE FARM, LLC

SCALE: 1"=100' **JUNE 1, 2018**

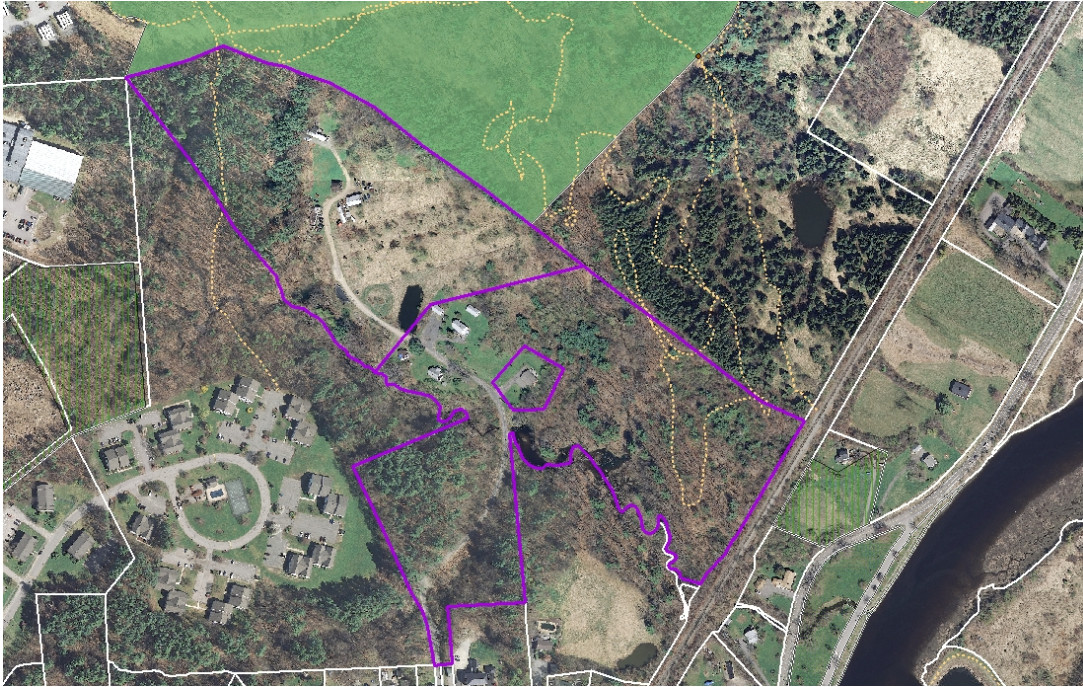
Jun 04, 2018 - 3:44pm
 F:\MSC Projects\47175 - Oak Street Extension - Exeter\47175_00_CAD\Survey\Drawings\OPEN SPACE\For Cons\Subdivision_For Cons.com.dwg

Land Protection Policy for Exeter Conservation Commission

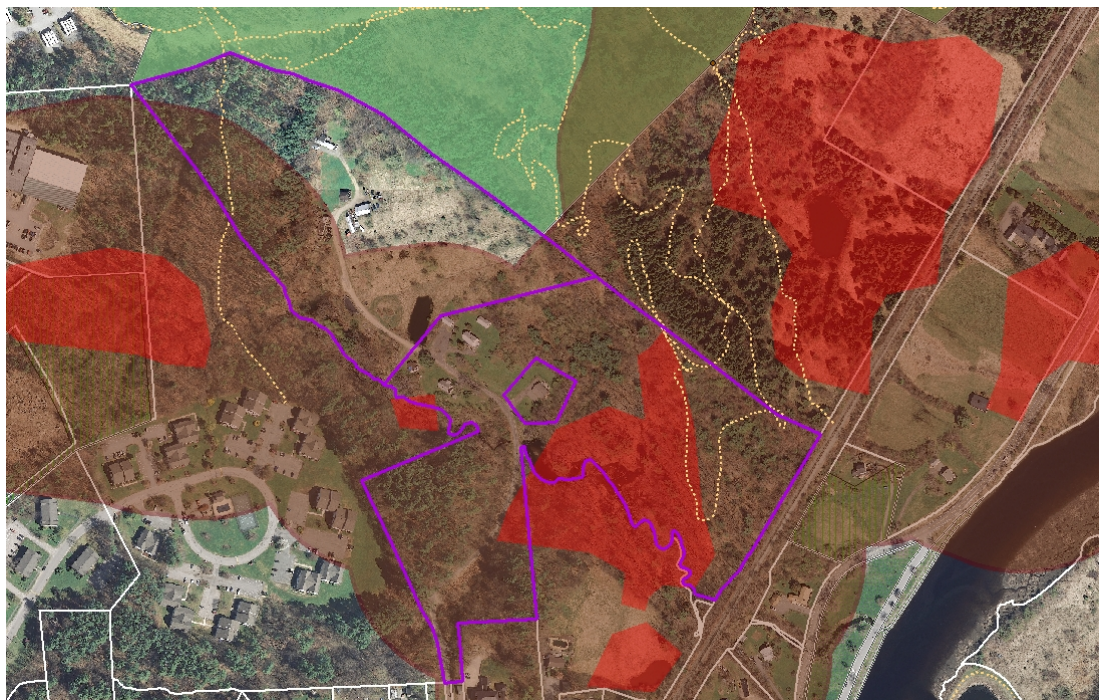
1. Land that protects water quality and/or long term water supply;
2. Land that builds on prior conservation acquisitions and adds to contiguous areas of undeveloped land;
3. Land that provides linkages between major conservation areas or otherwise protects important wildlife habitats
4. Land that provides opportunities for public enjoyment and education through trails, parks, scenic areas, etc.
5. Scenic and historic landscapes
6. Land that has been identified as a priority or significant area in local use plans such as the Land Conservation Plan for NH Coastal Watershed, the NH Fish and Game Wildlife Action Plan, or the Exeter Town Plan
7. All land should have a surveyed plan, baseline documentation, on-site boundary marker placement confirmation by Commission and Grantor, stewardship fee and/or other method to ensure long term management

Exeter Rose Farm Property

Proximity to Existing Conservation Land and Official/Unofficial Trails



Relationship to Exeter's NRI Core Focus Areas



Twelve Guiding Principles

The Standards set 12 broad principles. These standards are broken down into 59 practices and 188 practice elements, which describe the essential actions needed to fulfill the Standards. Here are the 12 Standards that land trusts commit to uphold:

1. Land trusts maintain high ethical standards and have a mission committed to conservation, community service and public benefit.
2. Land trusts fulfill their legal requirements as nonprofit tax-exempt organizations and comply with all laws.
3. Land trust boards act ethically in conducting the affairs of the organization and carry out their legal and financial responsibilities as required by law.
4. Land trusts have policies and procedures to avoid or manage real or perceived conflicts of interest.
5. Land trusts conduct fundraising activities in a lawful, ethical and responsible manner.
6. Land trusts are responsible and accountable for how they manage their finances and assets.
7. Land trusts have sufficient skilled personnel to carry out their programs, whether volunteers, staff and/or consultants/contractors.
8. Land trusts carefully evaluate and select their conservation projects.
9. Land trusts work diligently to see that every land and conservation easement transaction is legally, ethically and technically sound.
10. Land trusts work diligently to see that every charitable gift of land or conservation easement meets federal and state tax law requirements, to avoid fraudulent or abusive transactions and to uphold public confidence in land conservation.
11. Land trusts have a program of responsible stewardship for their conservation easements.
12. Land trusts have a program of responsible stewardship for the land held in fee for conservation purposes.

“Although designed for land trusts, these standards provide an excellent framework for preservation organizations as well, because of the many similarities between the two types of organizations” (p. 2, 2008 NTHP).

The Land Trust Alliance’s *Land Trust Standards and Practices* and its Applicability within the Framework of Historic Preservation Projects: An Overview

LCHIP requires *all* applicants to adopt the applicable sections of the *Land Trust Standards and Practices*. As of yet, the preservation community has not adopted a universally understood and accepted set of standards and practices like the conservation community. However, the National Trust for Historic Preservation has studied, adapted and interpreted the LTA’s *Land Trust Standards and Practices* for historic preservation projects in their 2008 publication entitled: *Best Practices for Preservation Organizations Involved in Easement and Land Stewardship: An Introduction to Using **Land Trust Standards and Practices** as a Benchmark for Historic Preservation Organizations*

The Land Trust Alliance’s Land Trust Standards and Practices are available as a free download from their website:

<http://www.landtrustalliance.org/learning/sp/lt-standards-practices07.pdf>

The following is adapted from the National Trust’s Publication:

Tips for reading the Land Trust Alliance’s *Land Trust Standards and Practices*:

- √ Substitute the word “organization” for “land trust,” so that the text reads as encompassing the broad range of conservation and preservation organizations.
- √ Although the *Land Trust Standards and Practices* uses terminology specific to **conservation** projects, the standards and practices apply equally to **preservation** projects.

The *Land Trust Standards and Practices* generally cover:

- √ Good organizational governance
- √ Effective preservation practices and stewardship
- √ Ethical and technical guidelines
- √ Standards 1-7 focus on organizational strength
- √ Standards 8-12 focus on land transactions & stewardship

The information contained with the *Land Trust Standards and Practices* is important guidance for any nonprofit organization and may also be useful for governmental organizations.

Which Standards Apply to my Organization?

Part 1: Organizational Strength

Standard 1 – Mission: This is overall common sense practice for any organization

Practice 1.B. Ask yourself whether you are effectively protecting the resources for which you have accepted stewardship responsibility?

Standard 2 – Compliance with Laws: Again, this standard sets out basic organizational guidance that is sound practice for *any* organization.

Practice 2.D. Does your organization have a formally adopted, written records policy?

- √ Good recordkeeping policies foster documentation of organizational history and promote public accountability and confidence.
- √ Helps ensure records are maintained despite high turnover of staff or heavy reliance on volunteers.

Standard 3 – Board Accountability: Board accountability is just one of the essential governance principles that any organization should follow.

- √ Assess your own organizations internal control and risk management systems.

Standard 4 – Conflicts of Interest: A basic tenant of good corporate governance – Steps should be taken to identify and avoid conflicts of interest by board members, staff members, and other individuals with special influence.

Standard 5 – Fundraising: Organizations engaged in property stewardship must engage in legal and ethical practices at all times in conducting their fundraising activities.

Standard 6 – Financial and Asset Management:

This standard is a restatement of good governance principles in the area of financial and asset management. One particular area of note is the matter of securing necessary funds for future stewardship costs. Be attentive to the need of addressing future costs.

Practice 6G. Organizations should have a “secure and lasting source” of dedicated or operating funds sufficient to cover the costs of stewardship “over the long term.” If the funding is not secure, the organization’s board should work towards committing the organization to raising the necessary funds.

Standard 7 – Volunteers, Staff and Consultants: Preservation organizations must ensure that they have both the capacity and competence to carry out their charitable

mission. This obligation entails maintaining adequate staff, consultants, or volunteers to implement and operate the organization's programs.

Part 2: Land Transactions

Many of the standards in this section are not specifically pertinent to preservation organizations; however, there are some that are applicable particularly if the steward of a building or structure is applying to and is successful in receiving LCHIP funding.

Standard 11 – Conservation Easement Stewardship: All projects receiving an LCHIP grant for restoration or rehabilitation are subject to a Term Stewardship Agreement, which is much like a term preservation easement in that it states that during the term of the agreement the grantee/applicant is required to keep the building in the same or better condition as it was when the project was completed and that LCHIP has oversight over future changes to ensure they meet the Secretary of the Interior's *Standards for the Treatment of Historic Properties* during the term of the agreement, among other things.

Practice 11A. Funding Stewardship – stewardship expenses may be covered either with dedicated or operating funds. A stewardship fund that is held separately from the organization's operating budget is preferred.

Practice 11B. Baseline Documentation – this document is required to receive LCHIP funding. It is completed at the conclusion of the project to provide a narrative description with photos of the state of the building at the time the Term Stewardship Agreement is placed on the building. It aids in annual monitoring over the term of the agreement.

Practice 11C. Monitoring – LCHIP requires annual monitoring of all easement/Stewardship Agreement properties. A report is submitted to LCHIP on an annual basis, and occasionally LCHIP staff will make field visits to verify the reports. This is an important communication tool between the grantee and LCHIP to notify LCHIP of any areas of concern for the building and to give LCHIP an idea of what projects are anticipated in the coming year and whether those projects will need prior written approval from LCHIP.

Practice 11G. Contingency Plans/Backups – What will happen to the resource if the organization owning it or managing it on behalf of another entity dissolves?

Conservation Commission

Draft Minutes

5/8/18

Call to Order:

1. Introduction of Members Present

Present at the meeting were Bill Campbell, Dave Short, Andrew Koff, Ginny Raub, Todd Piskovitz, Sally Ward, Carlos Guindon, Don Clement, and Dave Sharples. The meeting was called to order at 7:00PM by Chairman Campbell.

2. Public Comment

There was no public comment at this meeting.

Action Items:

1. June Trail Race – Sarah Sallade & Ri Fahnestock

Ms. Sallade spoke about the 10th annual Exeter Trail Race, which would be hosted in both the Henderson-Swasey and Oakland forests. It is a 10 mile route in total, with only a few small changes along the route. She has reached out to the new owner of the Chamberlain property, and has not heard back from them yet, but they would get a certificate of insurance if they were to agree to their property being used. There were about 185-200 people last year, and they are expecting the same amount of people this year. She was hoping that the conservation commission would have a booth of some kind to talk about what they do. The race will be on 6/23/18, and registration will begin at 8:30AM.

Mr. Short said that he spoke with C3I, Inc, who has given them permission to begin the race before the culvert on Commerce Way so that they do not have to enter the parking lot. A small bridge will have to be put in and the entrance is quite narrow. Mr. Clement said that he would be happy to help with the conservation commission table. He also asked about parking. Ms. Sallade said that Northeast Distribution and Northeast Lantern gave permission to park on their properties. Last year, there was no parking allowed at C3I, Inc.

MOTION: Ms. Raub moved to approve the Exeter Trail Race on 6/23/18. Mr. Short seconded the motion, and it passed unanimously.

2. Municipal Technical Assistance Grant Letter of Support – Dave Sharples

Mr. Sharples, the Exeter town planner, talked about this grant application which is due on 6/1/18. The draft is finalized, and one of the requirements is to submit letters of support. The grant would support many of the items in the new master plan. The grant is through Plan NH and is for up to \$20,000, with a 25% match which is budgeted for. The purpose would be to hire a consultant to look at the current ordinances on affordable housing, and to incentive affordable housing and feature-based density ordinances where the supporting infrastructure already exists. This would give the planning board more flexibility and increase strong urban design. He thought the conservation commission would be interested because this incentivizes in-fill development which would lessen environmental impacts vs. building on new areas of green space.

Ms. Raub asked what high-quality street-edge connection would entail. Mr. Sharples said that the street edge is where the property meets the street, and it better connect the development to the sidewalk in a seamless way. The grant would be for the creation of more affordable housing, and good urban design would be one positive aspect of this. Mr. Sharples said that one example of a place where this in-fill development would be possible is around Lincoln Street or along Portsmouth Avenue. Mr. Campbell said that he was worried that development would still occur in green space regardless of the incentive. Mr. Sharples said that this could help to steer developers towards in-fill, but acknowledged that the market cannot be controlled with the current zoning. Mr. Campbell thinks the idea is interesting and thinks it would increase compact affordable housing.

Ms. Ward asked how affordable housing would be defined. Mr. Sharples said that it depends, but right now it is defined as 120% of the median regional income, but he would recommend about 100% of the median regional income. Ms. Raub asked if they would be able to increase the cost. Mr. Sharples said that there could be a 20-30 year deed restriction to prevent that. Mr. Clement pointed that the developer needs to pay for infrastructure if there is none there, and the in-fill density should decrease the costs making it beneficial for the developer to build affordable housing. Also this would reduce the impacts on open-spaces and protect them.

Mr. Guindon also said that it would be important to replace any trees, and to use non-invasive species. He also asked about the possibility of incorporating energy and water efficiency into the developments. Mr. Piskovitz asked if the energy committee was involved in these discussions. Mr. Sharples said that he could talk to them.

MOTION: Ms. Ward moved that the conservation commission write a letter of support for the municipal technical assistance grant. Mr. Piskovitz seconded the motion, and it passed unanimously.

3. Invasive Plant Management in Henderson Swasey

Mark Damsell said that on 4/29/18, they started at the first landing in the Henderson-Swasey forest. Things were just starting to emerge, but they did find some burning bush and glossy buckthorn. There were also some other plants beginning, but they could not be positively identified at that time. Ms. Murphy has suggested various groups monitoring different areas and identifying the plants to keep track of the different invasive. Mr. Campbell said that Ms. Murphy had also suggested marking the plants with paint, and in the fall having volunteers remove the species. Mr. Campbell pointed out that the gasoline being added will clear some of the area, and might even act like a barrier to invasive plant spread.

Mr. Damsell said that he had reached out to his neighbors, who said that they would like to be kept informed. Mr. Guindon thanked them for meeting to coordinate the efforts. Kris Vaughn said that the more people that get involved, the faster the work can get done. She suggested using different colors to tag plants as being high vs. lower important. She also said that an orientation for volunteers could be helpful so that people can identify the plants. UNH Extension is going to have an "invasives academy" which could be helpful for some of the commission members to attend. The commission is hoping to use mechanical methods of control before resorting to chemicals. Mr. Damsell asked if it would be possible to begin to cut the bittersweet before it goes to flower, so that it does not spread as easily. Mr. Guindon said the best method is to cut the vine in two places, leaving a large gap in between.

4. Fall Disc Golf Proposal for Raynes Farm in Collaboration with Parks & Recreation

The Raynes Farm Stewardship Committee had approved this idea, which would allow for a disc golf course at Raynes Farm during a 3-day event. The targets are moveable which would leave little environmental impact. The conservation commission would do a 50/50 ticket split with the disc golf company, and tickets are around \$17. The event would be sponsored by both the recreation department and the conservation commission. One thing to be figured out is parking. There is an area covered in brush that could be used for parking if it was cleared. There was also a discussion about potentially using a shuttle service with the recreation department. Mr. Piskovitz also pointed out that since people come and go, there would probably not be a lot of cars at one time. The event would take place after the last haying in fall.

MOTION: Mr. Koff moved that the conservation commission work with the parks and recreation department and the disc golf company to put on the event. Mr. Guindon seconded the motion, and it passed unanimously.

Ms. Raub and Mr. Koff volunteered to help out with the event further.

5. Raynes Farm Draft Event Application Form

The commission first looked at the draft use regulations of Raynes Farm which was included in their packet. The commission decided to clarify that the maximum occupancy of the barn would be limited to a maximum of 50 people at any one time. Mr. Clement suggested making sure that it was clear that the commission has the final parking approval. Instead of the parking plan, they could include "expected parking needs". They are also going to strike "applicants are responsible for a parking plan" from the use agreement. The gravel lot currently fits about 6-8 cars, so parking is tight. The commission also wanted to add that alcohol needs to be in accordance with local and state regulations not just state, and that the commission needs to approve it.

Mr. Sharples asked what portion of the funds must be contributed to the commission. Mr. Clement suggested creating a fee schedule. They could also have fee waivers for any charitable events or other such uses. Mr. Sharples said that he would talk to Ms. Murphy about what the process would be to charge a fee. The commission will also need to check with LCHIP regulations.

6. LCHIP Grant Application Update

Mr. Campbell and Ms. Murphy had attended the information session, and they will have a meeting with the LCHIP committee on 5/10/18 to see if they can get data without having a study done. Right now, the numbers are best estimates. LCHIP would prefer to see an engineering study done which would cost money. There will be some competition for the grant.

7. Committee Reports

a. Property Management

On 4/27/18, they had 14 students from PEA who planted 65 saplings at Henderson-Swasey for Climate Action Day. The saplings were staked and covered with wire to protect them.

b. Trails

There is also an eroded trail at Henderson-Swasey that Mr. Short will look at. There are other trails that need to be re-routed at some point in the summer.

c. Outreach

Bob Glowacky scheduled the Alewives Film Festival for 5/26/18 from 6:00PM-10:00PM in the PEA Student Center on Tan Lane. There will be a documentary on the Great Dam Removal and other wildlife films, as well as a panel of experts from different environmental groups. The films have varying lengths and subjects to cover a wide variety of interests. The event will be free, and is open to the public.

Ms. Raub talked about packing seedlings with Peter Waltz at the Lincoln Street School, and they were labeled so that people knew what kinds of trees they were. The rain barrel sale was also successful.

8. Approval of Minutes: April 10th Meeting

MOTION: Mr. Koff moved to approve the minutes as submitted. Ms. Raub seconded the motion, and it passed unanimously.

9. Election of Officers

Officers of the commission are elected annually, although the terms are every three years.

MOTION: Mr. Guindon nominated Mr. Campbell as the chair of the commission. Mr. Short seconded the nomination, and the motion passed unanimously.

MOTION: Mr. Campbell nominated Mr. Guindon as the vice-chair of the commission. Ms. Raub seconded the motion, and it passed unanimously.

MOTION: Mr. Short nominated Mr. Koff as the treasurer of the commission. Mr. Guindon seconded the motion, and it passed unanimously.

The commission decided to wait to vote on the clerk position, because Ms. Raub is now an alternate member and Ms. Ward will likely be moved to a voting position.

10. Other Business

SELT NH and NHACC sent a thank you for the dues payment. Ms. Murphy had sent an email that Darren Winham of the economic development department offered to film some of the trail segments with Mr. Glowacky for a short EXTV segment.

Next Meeting: Date Scheduled (6/12/18), Submission Deadline (6/1/18)

MOTION: Ms. Raub moved to adjourn the meeting. Mr. Piskovitz seconded the motion, and the meeting was adjourned at 8:45PM by a unanimous vote.