



# TOWN OF EXETER, NEW HAMPSHIRE

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

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

## PUBLIC NOTICE EXETER CONSERVATION COMMISSION

### Monthly Meeting

The Exeter Conservation Commission will meet in the Nowak Room, Exeter Town Offices  
at 10 Front Street, Exeter on **Tuesday, February 12<sup>th</sup>, 2019 at 7:00 P.M.**

#### Call to Order:

1. Introduction of Members Present
2. Public Comment

#### Action Items

1. Review of a NHDES Dredge and Fill Application for 15,425 sq. ft. of wetland fill resulting from the construction of a Unutil Distribution & Operations Center at 20 Continental Drive (Tax map 46, Lot 3) and associated mitigation. *Brendan Quigley (GES Inc.)*
2. Revised application for a Shoreland Conditional Use Permit and Wetland Waiver by Salema KIDS Realty Ventures LLC for the construction of a 6,860 SF Commercial Retail building at 159 Epping Road, Tax Map Parcel #47-9.2. (*Chris Tymula of MHF Design Consultants, Inc.*)
3. Annual Planning Dashboard
4. LCHIP Follow Up Meeting
5. Committee Reports
  - a. Property Management
    - i. Raynes Farm Use Agreement & RFSC meeting
  - b. Trails
  - c. Outreach Events
    - i. Feb 16<sup>th</sup> Snowshoe @ Irvine
    - ii. SST Clean Up, Early April
    - iii. PEA Kids April 26<sup>th</sup> Tasks
    - iv. Update on Cottontail Training
6. Treasurers Report, *Drew Koff*
7. Approval of Minutes: January 8<sup>th</sup> Meeting
8. Correspondence
9. Other Business
10. Next Meeting: Date Scheduled (3/12/19), Submission Deadline (3/1/19)

#### 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*

*Posted February 8<sup>th</sup>, 2019 Exeter Town Office, Exeter Public Library, and Town Departments.*

**TOWN OF EXETER  
PLANNING DEPARTMENT MEMORANDUM**

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Date: January 4, 2019  
To: Conservation Commission Board Members  
From: Kristen Murphy, Natural Resource Planner  
Subject: Jan 8<sup>th</sup> Conservation Commission Meeting

**1. 20 Continental**

This application was before you on December 11<sup>th</sup> for a Wetland CUP permit recommendation to the Planning Board. The CC memo to the Planning board is in your packet for reference. The applicant has submitted a wetland permit and mitigation proposal so the application has returned for your recommendation to NHDES.

*Send memo to NHDES indicating that the Conservation Commission*

- *does not object to the project as proposed*
- *recommends (approval) (denial) as noted below:*

**2. 159 Epping Road**

The application was before you on December 11<sup>th</sup> and the memo with your recommendation is included in your packet. On [January 24<sup>th</sup>](#) the application was before the planning board and tabled to Feb 28<sup>th</sup>. The Planning Board requested a site walk and a second review by the CC following consideration of recommended changes. Minutes are available [HERE](#). A joint site walk was held on February 7<sup>th</sup> and attended by Bill Campbell and Andrew Weeks.

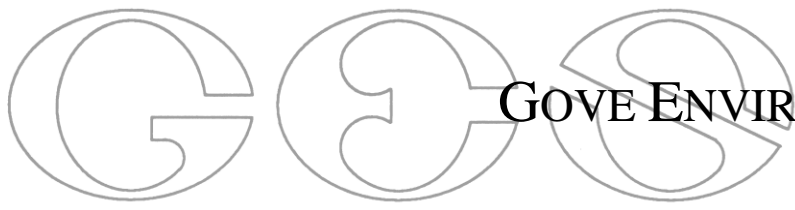
*Suggested Motions for a memo to the Planning Board:*

\_\_\_\_\_ *We have reviewed this application and have **no objection** to the issuance of a Shoreland conditional use permit and wetland wavier as proposed.*

\_\_\_\_\_ *We have reviewed this application and recommend that the Shoreland conditional use permit and wetland wavier be **(approved)(denied)** as noted below:*

**3. Non-Public Session**

Materials will be handed out during meeting



GOVE ENVIRONMENTAL SERVICES, INC.

NH DES WETLANDS BUREAU  
DREDGE & FILL APPLICATION

For

UNITIL ENERGY SYSTEMS  
DISTRIBUTION & OPERATIONS  
CENTER

20 Continental Drive

Exeter, NH

January 10, 2019

Prepared By

Gove Environmental Services, Inc.  
8 Continental Dr Bldg 2 Unit H, Exeter, NH 03833-7526  
*Ph* (603) 778 0644 / *Fax* (603) 778 0654  
[info@gesinc.biz](mailto:info@gesinc.biz) / [www.gesinc.biz](http://www.gesinc.biz)

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**NH DES Dredge & Fill Application Form**





# WETLANDS PERMIT APPLICATION

## Water Division/ Wetlands Bureau Land Resources Management



Check the status of your application: [www.des.nh.gov/onestop](http://www.des.nh.gov/onestop)

RSA/Rule: [RSA 482-A/ Env-Wt 100-900](#)

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

**1. REVIEW TIME:** Indicate your Review Time below. To determine review time, refer to [Guidance Document A](#) for instructions.

Standard Review (Minimum, Minor or Major Impact)  Expedited Review (Minimum Impact only)

**2. MITIGATION REQUIREMENT:**

If mitigation is required a Mitigation-Pre Application meeting must occur prior to submitting this Wetlands Permit Application. To determine if Mitigation is Required, please refer to the [Determine if Mitigation is Required Frequently Asked Question](#).

Mitigation Pre-Application Meeting Date: Month: 12 Day: 10 Year: 2018  
 N/A - Mitigation is not required

**3. PROJECT LOCATION:**

Separate wetland permit applications must be submitted for each municipality that wetland impacts occur within.

ADDRESS: <b>20 Continental Drive</b>		TOWN/CITY: <b>Exeter</b>	
TAX MAP: <b>46</b>	BLOCK:	LOT: <b>3</b>	UNIT:
USGS TOPO MAP WATERBODY NAME: <b>Little River</b>		<input type="checkbox"/> NA	STREAM WATERSHED SIZE: <input checked="" type="checkbox"/> NA
LOCATION COORDINATES (If known): <b>1166740, 17892</b>		<input type="checkbox"/> Latitude/Longitude	<input type="checkbox"/> UTM <input checked="" type="checkbox"/>

**4. PROJECT DESCRIPTION:**

Provide a brief description of the project outlining the scope of work. Attach additional sheets as needed to provide a detailed explanation of your project. DO NOT reply "See Attached" in the space provided below.

**The proposed Project involves the construction of a Distribution, Operations, and Regional Emergency Operations Center by Unutil Energy Systems. The facility will consist of a partial 2-story, 53,490 square foot building and paved areas for parking, loading docks, and equipment storage. The proposed project involves a total direct wetland impact of 15,425 square feet at seven separate locations.**

**5. SHORELINE FRONTAGE:**

NA This does not have shoreline frontage. SHORELINE FRONTAGE:

Shoreline frontage is calculated by determining the average of the distances of the actual natural navigable shoreline frontage and a straight line drawn between the property lines, both of which are measured at the normal high water line.

**6. RELATED NHDES LAND RESOURCES MANAGEMENT PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT:**

Please indicate if any of the following permit applications are required and, if required, the status of the application. To determine if other Land Resources Management Permits are required, refer to the [Land Resources Management Web Page](#).

Permit Type	Permit Required	File Number	Permit Application Status
Alteration of Terrain Permit Per RSA 485-A:17	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input checked="" type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Individual Sewerage Disposal per RSA 485-A:2	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Subdivision Approval Per RSA 485-A	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Shoreland Permit Per RSA 483-B	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED

**7. NATURAL HERITAGE BUREAU & DESIGNATED RIVERS:**

See the Instructions & Required Attachments document for instructions to complete a & b below.

a. Natural Heritage Bureau File ID: NHB 18 - 3698

b.  [Designated River](#) the project is in ¼ miles of: \_\_\_\_\_; and  
 date a copy of the application was sent to the [Local River Management Advisory Committee](#): Month: \_\_\_ Day: \_\_\_ Year: \_\_\_  
 N/A


<b>8. APPLICANT INFORMATION (Desired permit holder)</b>			
LAST NAME, FIRST NAME, M.I.: <b>Agle, Jacqueline</b>			
TRUST / COMPANY NAME: <b>Unitil</b>		MAILING ADDRESS: <b>6bLiberty Lane West</b>	
TOWN/CITY: <b>Hampton</b>		STATE: <b>NH</b>	ZIP CODE: <b>03842</b>
EMAIL or FAX: <b>agel@unitil.com</b>		PHONE: <b>603-7736531</b>	
ELECTRONIC COMMUNICATION: By initialing here: _____, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
<b>9. PROPERTY OWNER INFORMATION (If different than applicant)</b>			
LAST NAME, FIRST NAME, M.I.: <b>Monahan, Thomas</b>			
TRUST / COMPANY NAME: <b>Garrison Glenn, LLC</b>		MAILING ADDRESS: <b>20 Trafalger Square, Sulte 610</b>	
TOWN/CITY: <b>Nashua</b>		STATE: <b>NH</b>	ZIP CODE: <b>03063</b>
EMAIL or FAX: <b>thomasfmonahan@hotmail.com</b>		PHONE:	
ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
<b>10. AUTHORIZED AGENT INFORMATION</b>			
LAST NAME, FIRST NAME, M.I.: <b>Quigley, Brendan</b>		COMPANY NAME: <b>Gove Environmental Services Inc</b>	
MAILING ADDRESS: <b>8 Continental Drive Bldg 2 Unit H</b>			
TOWN/CITY: <b>Exeter</b>		STATE: <b>NH</b>	ZIP CODE: <b>03833</b>
EMAIL or FAX: <b>bquigley@gesinc.biz</b>		PHONE: <b>603-778-0644</b>	
ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES to communicate all matters relative to this application electronically.			
<b>11. PROPERTY OWNER SIGNATURE:</b>			
See the Instructions & Required Attachments document for clarification of the below statements			
By signing the application, I am certifying that:			
<ol style="list-style-type: none"> <li>1. I authorize the applicant and/or agent indicated on this form to act in my behalf in the processing of this application, and to furnish upon request, supplemental information in support of this permit application.</li> <li>2. I have reviewed and submitted information &amp; attachments outlined in the Instructions and Required Attachment document.</li> <li>3. All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.</li> <li>4. I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.</li> <li>5. I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.</li> <li>6. Any structure that I am proposing to repair/replace was either previously permitted by the Wetlands Bureau or would be considered grandfathered per Env-Wt 101.47.</li> <li>7. I have submitted a Request for Project Review (RPR) Form (<a href="http://www.nh.gov/nhdhr/review">www.nh.gov/nhdhr/review</a>) to the NH State Historic Preservation Officer (SHPO) at the NH Division of Historical Resources to identify the presence of historical/ archeological resources while coordinating with the lead federal agency for NHPA 106 compliance.</li> <li>8. I authorize NHDES and the municipal conservation commission to inspect the site of the proposed project.</li> <li>9. I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.</li> <li>10. I understand that the willful submission of falsified or misrepresented information to the New Hampshire Department of Environmental Services is a criminal act, which may result in legal action.</li> <li>11. I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.</li> <li>12. The mailing addresses I have provided are up to date and appropriate for receipt of NHDES correspondence. NHDES will not forward returned mail.</li> </ol>			
 Property Owner Signature		<b>THOMAS F. MONAHAN</b> <b>GARRISON GLEN</b> Print name legibly	
		<b>11/7/2019</b> Date	

## MUNICIPAL SIGNATURES

### 12. CONSERVATION COMMISSION SIGNATURE

The signature below certifies that the municipal conservation commission has reviewed this application, and:

1. Waives its right to intervene per RSA 482-A:11;
2. Believes that the application and submitted plans accurately represent the proposed project; and
3. Has no objection to permitting the proposed work.

	Print name legibly	Date
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#### DIRECTIONS FOR CONSERVATION COMMISSION

1. Expedited review ONLY requires that the conservation commission's signature is obtained in the space above.
2. Expedited review requires the Conservation Commission signature be obtained **prior** to the submittal of the original application to the Town/City Clerk for signature.
3. The Conservation Commission may refuse to sign. If the Conservation Commission does not sign this statement for any reason, the application is not eligible for expedited review and the application will be reviewed in the standard review time frame.

### 13. TOWN / CITY CLERK SIGNATURE

As required by Chapter 482-A:3 (amended 2014), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

			
Town/City Clerk Signature	Print name legibly	Town/City	Date

#### DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3,I

1. For applications where "Expedited Review" is checked on page 1, if the Conservation Commission signature is not present, NHDES will accept the permit application, but it will NOT receive the expedited review time.
2. IMMEDIATELY sign the original application form and four copies in the signature space provided above;
3. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
4. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board; and
5. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

#### DIRECTIONS FOR APPLICANT:

1. Submit the single, original permit application form bearing the signature of the Town/ City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery.



**14. IMPACT AREA:**

For each jurisdictional area that will be/has been impacted, provide square feet and, if applicable, linear feet of impact

*Permanent: impacts that will remain after the project is complete.*

*Temporary: impacts not intended to remain (and will be restored to pre-construction conditions) after the project is complete.*

JURISDICTIONAL AREA	PERMANENT Sq. Ft. / Lin. Ft.	ATF	TEMPORARY Sq. Ft. / Lin. Ft.	ATF
Forested wetland	15,425	<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Scrub-shrub wetland		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Emergent wetland		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Wet meadow		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Intermittent stream		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Perennial Stream / River	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Lake / Pond	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Bank - Intermittent stream	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Bank - Perennial stream / River	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Bank - Lake / Pond	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Tidal water	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Salt marsh		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Sand dune		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Prime wetland		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Prime wetland buffer		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Undeveloped Tidal Buffer Zone (TBZ)		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Previously-developed upland in TBZ		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Docking - Lake / Pond		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Docking - River		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Docking - Tidal Water		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Vernal Pool		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
<b>TOTAL</b>	15,425 /		/	

**15. APPLICATION FEE:** See the Instructions & Required Attachments document for further instruction

Minimum Impact Fee: Flat fee of \$ 200

Minor or Major Impact Fee: Calculate using the below table below

Permanent and Temporary (non-docking) 15,425 sq. ft. X \$0.20 = \$ 3,085.00

Temporary (seasonal) docking structure: \_\_\_\_\_ sq. ft. X \$1.00 = \$

Permanent docking structure: \_\_\_\_\_ sq. ft. X \$2.00 = \$

**Projects proposing shoreline structures (including docks) add \$200 = \$ 3,085.00**

Total = \$ 3,085.00

The Application Fee is the above calculated Total or \$200, whichever is greater = \$ 3,085.00

[irm@des.nh.gov](mailto:irm@des.nh.gov) or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

[www.des.nh.gov](http://www.des.nh.gov)



**WETLANDS PERMIT APPLICATION – ATTACHMENT A  
MINOR AND MAJOR - 20 QUESTIONS  
Land Resources Management  
Wetlands Bureau**



Check the Status of your application: [www.des.nh.gov/onestop](http://www.des.nh.gov/onestop)

RSA/ Rule: RSA 482-A, Env-Wt 100-900

**Env-Wt 302.04 Requirements for Application Evaluation** - For any major or minor project, the applicant shall demonstrate by plan and example that the following factors have been considered in the project’s design in assessing the impact of the proposed project to areas and environments under the department’s jurisdiction. Respond with statements demonstrating:

1. The need for the proposed impact.

The purpose of the proposed project is to construct a Distribution and Operations Center to support a major electric utility company (Unitil). The facility will serve as the home base for operations personnel, vehicles, and equipment servicing the seacoast region. This facility will also function as Unitil’s regional Emergency Operations Center from which they will manage power outage assessment and restoration activities during widespread outages. The location of the site is important since it is located centrally in Unitil’s service area and in a commercial/industrial park where it will not conflict with other public interests.

2. That the alternative proposed by the applicant is the one with the least impact to wetlands or surface waters on site.

The project requires a contiguous area on which to situate the building and adequate paved areas for access, parking, secure storage, and loading areas. The larger than typical paved area is driven by the requirements of the DOC facility and the Emergency Operation Center use in particular. This area is needed for secure storage of equipment and materials used in the maintenance and restoration of the power system. During major storm events adequate room is needed to accommodate staging and dispatch operations often involving extra crews and equipment brought in from other areas. The building has been located on the central upland portion of the property involving mostly edge impacts and minimized using steep grading and rock stabilized slopes. The small isolated wetland impact in the center of the site cannot be avoided due to its location. Access and utilities will be provided via the adjacent access road (Gourmet Place) for the abutting site. This avoids impact that would be incurred by access directly to Continental Drive. Compensatory mitigation is proposed to compensate for the unavoidable loss of wetland. This represents the least impacting alternative.

3. The type and classification of the wetlands involved.

**All the wetland areas are seasonally saturated forested wetlands (PFO1E) dominated by Red Maple**

4. The relationship of the proposed wetlands to be impacted relative to nearby wetlands and surface waters.

**The wetland associated with the project is loosely associated with the Little River which lies outside the project site to the west. These seasonally saturated, forested wetlands are distinctly different from the very poorly drained marshes, shrub thickets, and swamps that directly border the waterway.**

5. The rarity of the wetland, surface water, sand dunes, or tidal buffer zone area.

**The wetland on this site is marginal red maple forested wetland which is common in New Hampshire.**

6. The surface area of the wetlands that will be impacted.

**A total direct wetland impact of 15,425 square feet is proposed**

7. The impact on plants, fish and wildlife including, but not limited to:
- a. Rare, special concern species;
  - b. State and federally listed threatened and endangered species;
  - c. Species at the extremities of their ranges;
  - d. Migratory fish and wildlife;
  - e. Exemplary natural communities identified by the DRED-NHB; and
  - f. Vernal pools.

**The New Hampshire Natural Heritage Bureau has indicated the rare species exemplary community identified in their review will not be impacted by the project because they do not occur on the site (see attached correspondence). A vernal pool investigation was conducted in the spring of 2018 and no suitable pools were observed.**

8. The impact of the proposed project on public commerce, navigation and recreation.

**The project will have net positive impact on public commerce through, tax base, support of local jobs, and through facilitating power system resiliency and restoration efforts in the region.**

9. The extent to which a project interferes with the aesthetic interests of the general public. For example, where an applicant proposes the construction of a retaining wall on the bank of a lake, the applicant shall be required to indicate the type of material to be used and the effect of the construction of the wall on the view of other users of the lake.

**The site of the proposed project is an existing development lot within a commercial/industrial park. The proposed development is entirely consistent with the existing uses and zoning and should have no impact on the aesthetic interests of the public. The site was specifically chosen for this reason.**

10. The extent to which a project interferes with or obstructs public rights of passage or access. For example, where the applicant proposes to construct a dock in a narrow channel, the applicant shall be required to document the extent to which the dock would block or interfere with the passage through this area.

**The site is private property with no right of public access. The project will not therefore interfere with public right of passage or access**

11. The impact upon abutting owners pursuant to RSA 482-A:11, II. For example, if an applicant is proposing to rip-rap a stream, the applicant shall be required to document the effect of such work on upstream and downstream abutting properties.

**Proposed impacts are completely contained on the site and will not affect abutters in any way. Drainage from the proposed development will be handled on-site in accordance with AOT requirements, therefore ensuring there will be no impact to abutting properties upstream or downstream from the site.**

12. The benefit of a project to the health, safety, and well being of the general public.

**The project involves the construction of a facility intended to support a critical public utility and will therefore benefit public health, safety, and wellbeing. This is particularly true of the emergency poer restoration function of the facility. Additionally, this site, located in a commercial/industrial park, has been chosen to avoid impacts to public wellbeing and safety that may result if the facility were located in a residential or comercial retail area.**

13. The impact of a proposed project on quantity or quality of surface and ground water. For example, where an applicant proposes to fill wetlands the applicant shall be required to document the impact of the proposed fill on the amount of drainage entering the site versus the amount of drainage exiting the site and the difference in the quality of water entering and exiting the site.

**The comprehensive stormwater management proposed for the development will fully comply with AOT requirements, therefore ensuring no changes to the quantity or quality of stormwater post development.**

14. The potential of a proposed project to cause or increase flooding, erosion, or sedimentation.

**These interests will be protected during the construction term through best management practices as specified in the plans and the AOT permit. Post development, the stormwater management system will ensure that flooding, erosion, and sedimentation do not occur.**

15. The extent to which a project that is located in surface waters reflects or redirects current or wave energy which might cause damage or hazards.

**The project is not directly associated with a waterbody or waterway and does not involve elements of wave action or current.**

16. The cumulative impact that would result if all parties owning or abutting a portion of the affected wetland or wetland complex were also permitted alterations to the wetland proportional to the extent of their property rights. For example, an applicant who owns only a portion of a wetland shall document the applicant's percentage of ownership of that wetland and the percentage of that ownership that would be impacted.

**The size of the wetland on site is very small in relation to the overall size of the wetland complex which lies primarily off site in association with the Little River. The proposed impacts are an even smaller portion of the wetland. If similar impacts were allowed to other owners net effects would be commensurately small.**

17. The impact of the proposed project on the values and functions of the total wetland or wetland complex.

**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 is diminished by its proximity to existing development and by the fact that it is not wetland specific, differing little from the surrounding uplands. The true wetland related habitat value lies within the Little River and its floodplain which lie well outside the project area. Since impacts are located far up-gradient 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.**

18. The impact upon the value of the sites included in the latest published edition of the National Register of Natural Landmarks, or sites eligible for such publication.

**No such areas have been identified**

19. The impact upon the value of areas named in acts of congress or presidential proclamations as national rivers, national wilderness areas, national lakeshores, and such areas as may be established under federal, state, or municipal laws for similar and related purposes such as estuarine and marine sanctuaries.

**No such areas have been identified**

20. The degree to which a project redirects water from one watershed to another.

**The project will not redirect water to another watershedave been identified**



Additional comments

## 1.0 Introduction

This Major Impact Dredge and Fill Application is being submitted by Gove Environmental Services, Inc. on behalf of Until Energy Systems (Unitil) for wetland impacts associated with construction of a Distribution and Operations Center at 20 Continental Drive in Exeter, NH. The 11.7 acre site is an existing undeveloped lot within the Garrison Glen Corporate Park and is identified on assessors Map 46 as Lot 3. The following sections and appendices provide details on the proposed project, the proposed impacts, and the requirements outlined in Env-Wt 300.

## 2.0 Wetland Resources

The wetlands on the site were delineated by Gove Environmental Services in summer of 2018 utilizing the standards of the Corps of Engineers *Wetlands Delineation Manual*<sup>1</sup> and the NH DES Wetlands Bureau *Code of Administrative Rules*<sup>2</sup>. Wetland flags were located by Emanuel Engineering. Dominant hydric soil conditions within the wetlands were identified using the criteria in *Field Indicators for Identifying Hydric Soils in New England*<sup>3</sup>. Wetlands were classified by GES utilizing the *Classification of Wetlands and Deepwater Habitats of the United States*<sup>4</sup>.

The wetland on the site consists of seasonally saturated, forested wetland dominated by red maple (PFO1E). This forested wetland type is common within the glacial till and boulder dominated landscape that characterizes the Continental Drive area. It can be found on all the adjoining lots, often in close proximity to the road or the existing industrial development. The wetlands are within the drainage basin of Little River which lies approximately 1,500 feet southwest of the site. These forested wetlands are distinctly separate from the very poorly drained marshes, shrub thickets, and swamps that form the heart of the Little River wetland complex. There are no vernal pools or streams on the site.

### 2.1 Wetland Function and Value

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. Since there are no vernal pools or surface water

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<sup>1</sup> Environmental Laboratory. 1987. "Corps of Engineers Wetlands Delineation Manual," Technical Report Y-87-1. Vicksburg, MS: U.S. Army Engineer Waterways Experiment Station: NTIS No. AD A176 912.

<sup>2</sup> NH Code Admin. R. [Wt] Ch. 100-800.

<sup>3</sup> New England Hydric Soils Technical Committee. 2004. 3rd ed., *Field Indicators for Identifying Hydric Soils in New England*. Lowell, MA: New England Interstate Water Pollution Control Commission.

<sup>4</sup> Cowardin, L. M., 1979. *Classification of Wetlands and Deepwater Habitats in the United States*. Washington, D.C.: U.S. Department of the Interior, Fish and Wildlife Service.

features in these wetlands, the wildlife habitat supported is similar to that of the surrounding uplands. It is further diminished by the close proximity of existing development which directly abuts the lot on three sides. The true wetland related habitat value lies off-site within the Little River and its floodplain.

The proposed stormwater management systems will be designed to protect water quality and compensate for any loss of this function that may result from the proposed wetland impacts. The proposed impacts will therefore have negligible, if any, effect on the overall functions and values of the wetland areas which will remain intact offsite.

### **3.0 Project Description and Impacts**

The proposed Project involves the construction of a Distribution Operations Center by Unutil Energy Systems (Unutil). The facility will serve as the home base for operations personnel, vehicles, and equipment servicing the seacoast region. This facility will also function as Unutil's regional Emergency Operations Center from which they will manage power outage assessment and restoration activities during widespread outages. This site was selected for its central location within Unutil's service area since it is a first responder to outages. The location amongst similar uses in the Garrison Glenn Corporate Park was also an important consideration, particularly during extended emergency operations when the facility can be very busy, day or night.

Site access and utilities (sewer, water, telephone, electric and gas) will be provided off of Gourmet Place, just north of this lot. The main body of the site will contain a partial 2-story, 53,490 square-foot building surrounded by paved areas for parking, loading, and secure storage. Stormwater management will consist of subsurface detention and bio-retention areas.

The project involves a total direct wetland impact of 15,425 square feet at seven separate locations. One impact area is a small isolated wetland. The remainder are to the edges of a larger wetland extending offsite to the south

#### **3.1 Wt 302.01 Statement of Purpose**

The purpose of the proposed project is to construct a Distribution and Operations Center for the electric utility company Unutil to support both daily and emergency operations in the region. The location of the site is important since it is located centrally in Unutil's service area and in a commercial/industrial park where it will not conflict with other public interests.

### 3.2 Wt 302.03 Avoidance & Minimization

The project requires a contiguous area on which to situate the building and adequate paved areas for access, parking, secure storage, and loading areas. The larger than typical paved area is driven by the requirements of the facility and emergency operations function in particular. The larger area is needed for secure storage of equipment and materials used in the maintenance and restoration of the power system. During major storm events, adequate room is needed to accommodate staging and dispatch operations often involving extra crews and equipment brought in from other areas. The building has been located on the central upland portion of the property involving mostly edge impacts and minimized using steep grading and rock stabilized slopes. The small isolated wetland impact in the center of the site cannot be avoided due to its location. Access and utilities will be provided via the adjacent access road (Gourmet Place) for the abutting site. This avoids impact that would be incurred by access directly to Continental Drive. This represents the least impacting alternative.

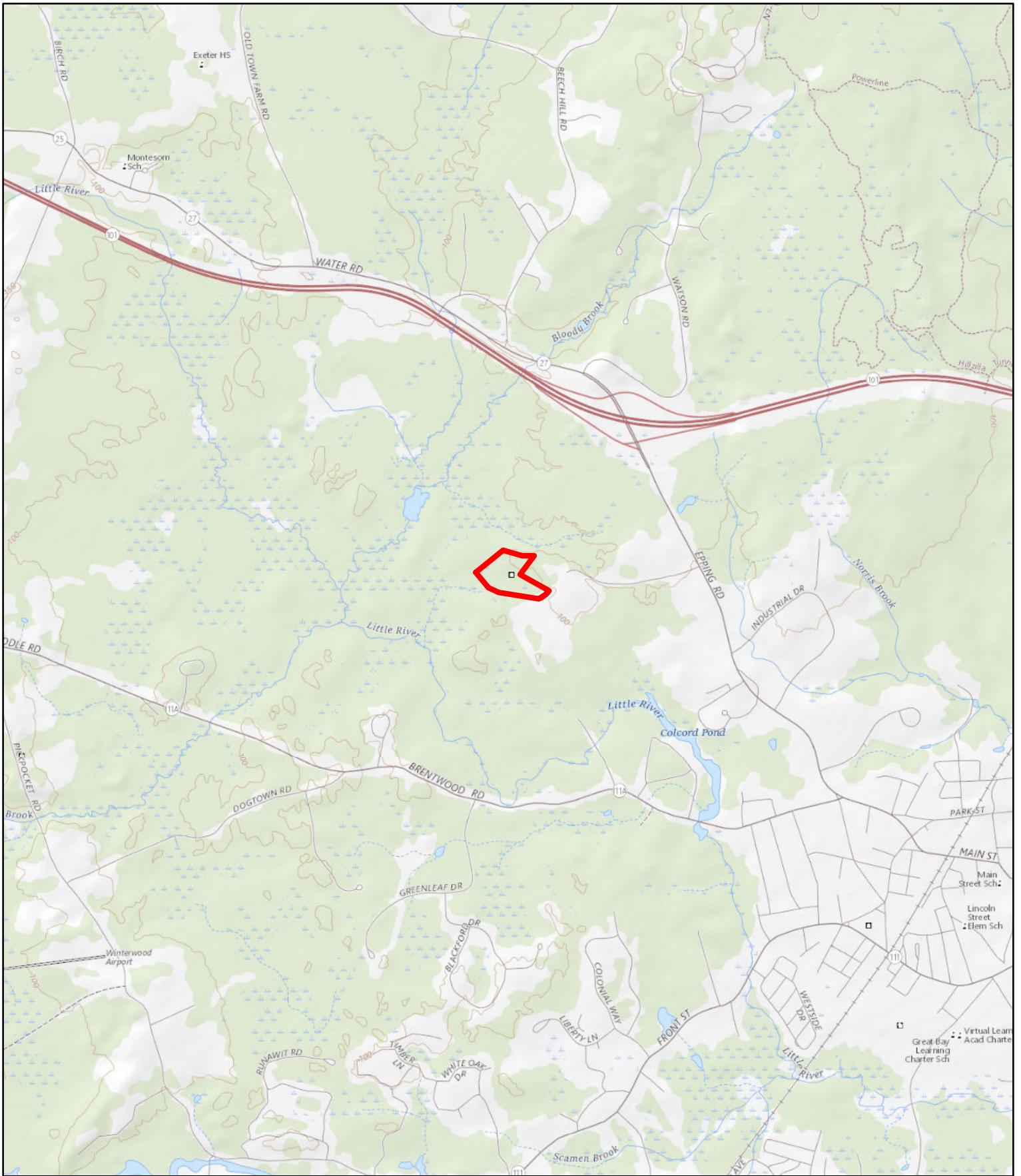
### 4.0 Mitigation

To compensate for the unavoidable wetland loss proposed by the project, compensatory mitigation is proposed in accordance with Env-Wt 302.03(b). Mitigation was discussed with the Exeter Conservation Commission at their regular meeting on 12/11/18 and at the preceding site walk that afternoon. They expressed particular interest in a project involving the funding of engineering and design work related to a coastal resiliency project along the Squamscott River and Wheelwright Creek. After communicating this idea to The Department of Environmental Services, it is our understanding that funding the planning stages of such projects does not qualify for mitigation, though the work itself may. Since the schedule for designing and constructing such a project is well beyond the timeline during which the applicant expects to permit and construct the facility, it is not feasible as mitigation for this project.

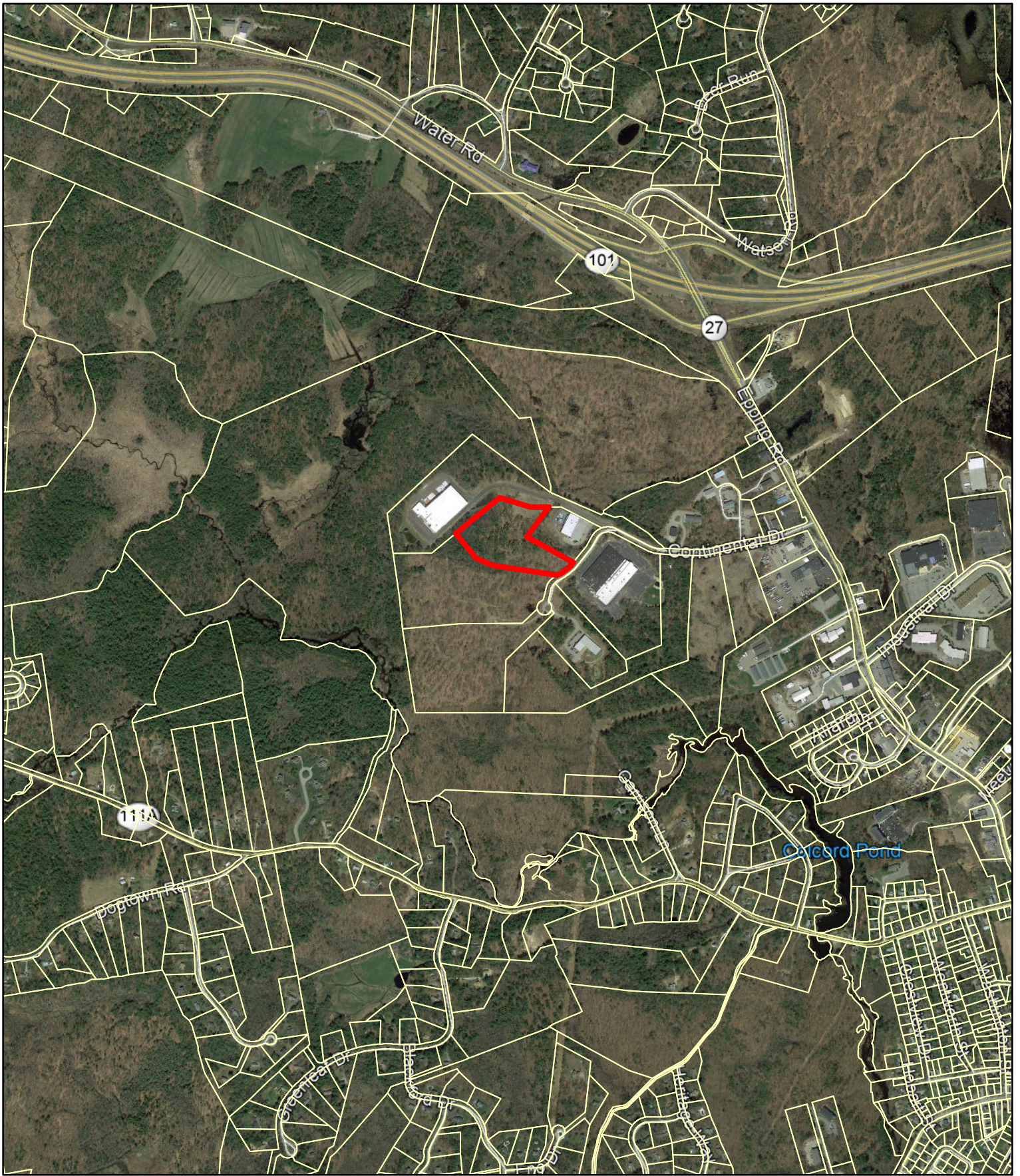
The possibility of land preservation in Exeter was also discussed but no specific properties or ongoing projects were offered for consideration. The time constraints of locating and carrying out new preservation opportunities that are also suitable for mitigation will very likely exceed the timeline of construction at this site.

We will continue to work with the Exeter Conservation Commission to identify local mitigation options should any feasible opportunities arise. At this time, however, the proposed form of mitigation for the impacts proposed by this project is a contribution to the Aquatic Resource Mitigation fund in the amount of **\$77,765.81**.

## Figures



1 inch = 2,000 feet

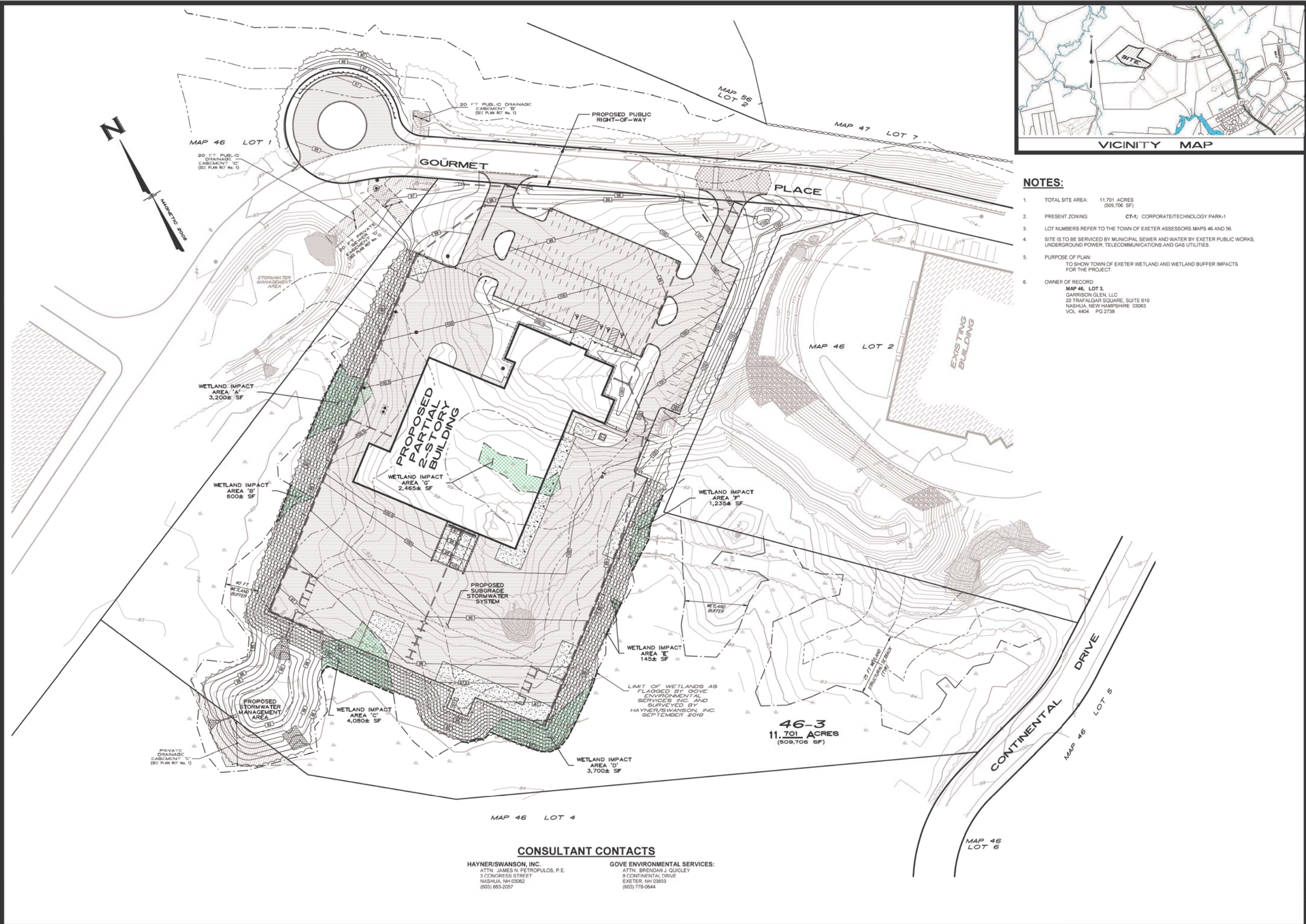


1 inch = 1,250 feet

Aerial Photo (Google 2018)  
20 Continental Drive  
Exeter, NH



Gove Environmental Services, Inc.  
8 Continental Drive, Bldg 2 Unit H, Exeter NH 03833 603.778.0644



**NOTES:**

- TOTAL SITE AREA: 11.701 ACRES (509,706 SF)
- PRESENT ZONING: CT-1; CORPORATE/TECHNOLOGY PARK-1
- LOT NUMBERS REFER TO THE TOWN 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 OF EXETER WETLAND AND WETLAND BUFFER IMPACTS FOR THE PROJECT.
- OWNER OF RECORD: MAP 46, LOT 3, GARRISON GLEN, LLC, 20 TRAFALGAR SQUARE, SUITE 610, NASHUA, NH 03063, VOL. 4404 PG 2738

**CONSULTANT CONTACTS**

**HAYNER/SWANSON, INC.**  
 ATTN: JAMES N. PETROPULOS, P.E.  
 3 CONGRESS STREET  
 NASHUA, NH 03062  
 (603) 883-2097

**GOVE ENVIRONMENTAL SERVICES:**  
 ATTN: BRENDAN J. QUIGLEY  
 8 CONTINENTAL DRIVE  
 EXETER, NH 03833  
 (603) 778-0644

**PREPARED FOR:**  
**PROCON**  
 80 BOX 230 NASHUA, NH 03063 (603) 623-8811  
**RECORD OWNER:**  
**GARRISON GLEN, LLC**  
 20 TRAFALGAR SQUARE, SUITE 610 NASHUA, NH 03063 (603) 880-0502

**WETLAND/BUFFER IMPACT PLAN**  
 MAP 46 LOT 3  
**Utili/NH Electric Operations**  
**DOC - Seacoast Region**  
 20 CONTINENTAL DRIVE  
 EXETER, NEW HAMPSHIRE

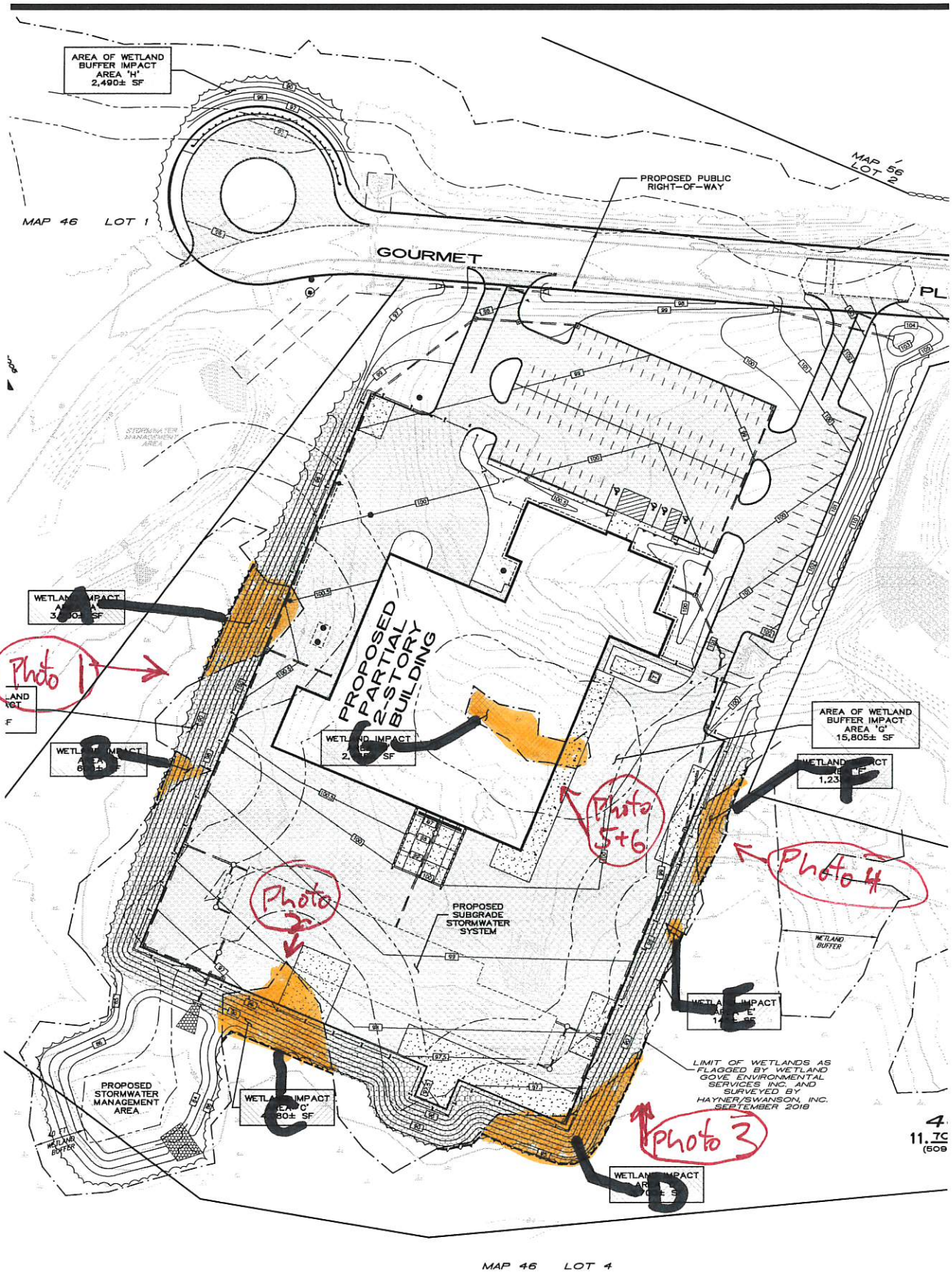
**HSI Hayner/Swanson, Inc.**  
 Civil Engineers/Surveyors  
 3 Congress Street  
 Nashua, NH 03062  
 (603) 883-2097  
 www.haynerswanson.com

FILED BOOK: 4891-U Date: 27 NOVEMBER 2018  
 SHEET: 1 OF 1 Scale: 1" = 50'

CASE No. 18-



**Appendix A**  
**Impact Area Photos**



**CONSULTANT CONTACTS**

HAYNER/SWANSON, INC.  
ATTN: JAMES N. PETROPULOS, P.E.  
3 CONGRESS STREET  
NASHUA, NH 03062  
(603) 883-2057

GOVE ENVIRONMENTAL SERVICES:  
ATTN: BRENDAN J. DUGLEY  
8 CONTINENTAL DRIVE  
EXETER, NH 03822  
(603) 952-0000

**Photo Locations**

**Impact Area Photos**  
**UNITIL Distribution Operations Center**  
**20 Continental Drive**  
**Exeter, NH**



Photo 1: Impact Area A & B (12/3/18)



Photo 2: Impact Area C (12/3/18)

**Impact Area Photos**  
**UNITIL Distribution Operations Center**  
**20 Continental Drive**  
**Exeter, NH**



Photo 3: Impact Area D & E (12/3/18)



Photo 4: Impact Area F (12/3/18)



Photo 5: Impact Area G (12/3/18)



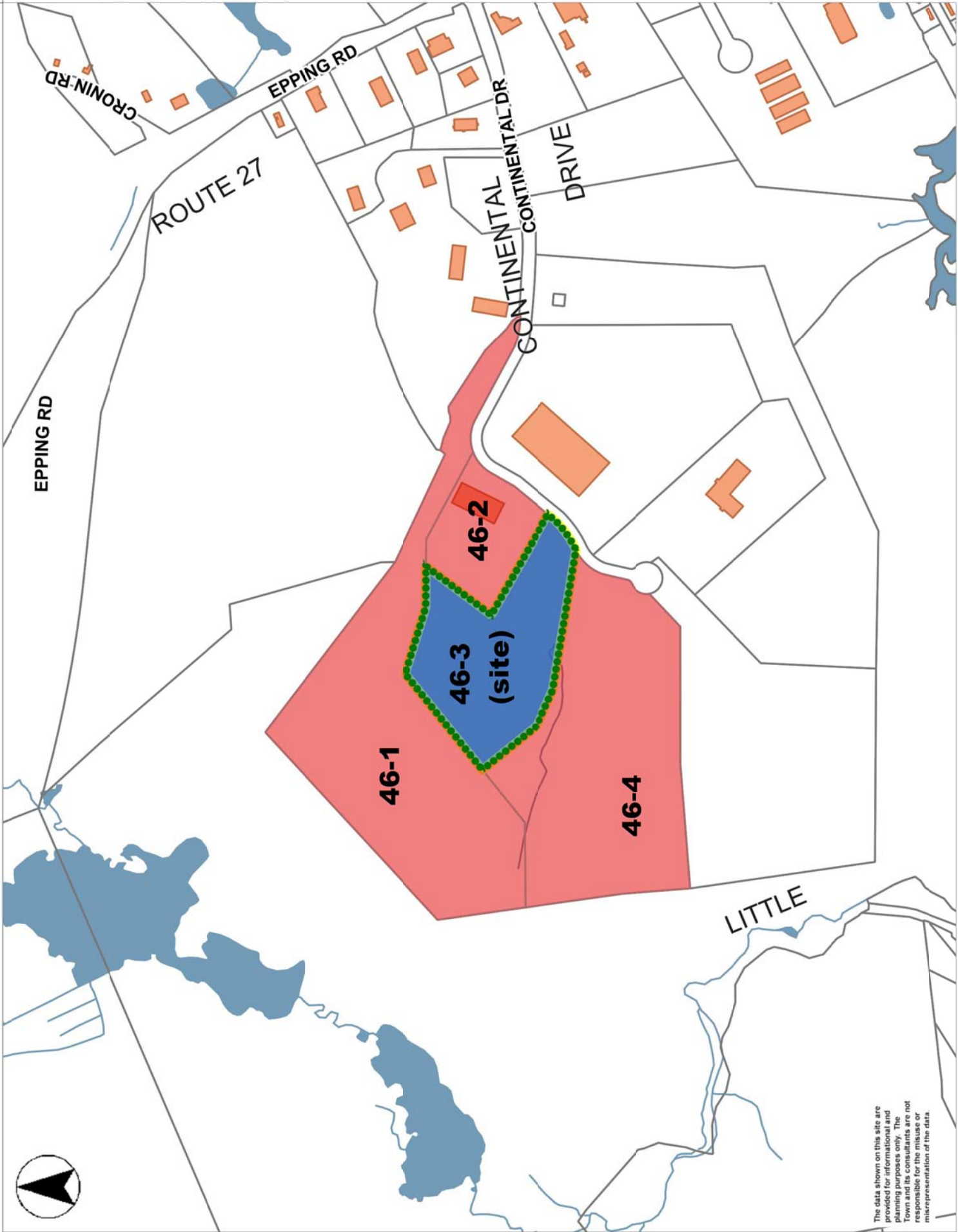
Photo 2: Impact Area G (5/16/18)

**Appendix B**  
**Abutter Information**





- Parcels
- NH Highways
- Interstate
- US Highway
- State Highway
- Town Boundary
- Abutting Towns
- Streets (Updated Septemb
- 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.



Printed on 01/08/2019 at 12:02 PM

## ABUTTER LIST

### **SITE:**

46-3	Garrison Glen, LLC 20 Trafalga Sq, Suite 610 Nashua, NH
------	---

### **ABUTTERS:**

46-4	Garrison Glen, LLC 20 Trafalga Sq, Suite 610 Nashua, NH 03063
46-1	Garrison Glen, LLC 20 Trafalga Sq, Suite 610 Nashua, NH 03063
46-2	18 Continental Drive Associates 160 Middlesex Turnpike Bedford, MA 01730



January 8, 2019

«Name»

«Street»

«TownStateZip»

Re: 20 Continental Drive  
Map 46 Lot 3  
Exeter, NH

Dear Abutter:

The purpose of this letter is to inform you that UNITIL has submitted a Dredge and Fill Application to the NH Department of Environmental Services for a development project located at 20 Continental Drive in Exeter, NH, Tax Map 46 Lot 3. DES requires this notice for work within a wetland area. After filing, a copy of the final Application, including plans, will be made available for your review at the Exeter Town Hall and at the NH Department of Environmental Services Wetlands Bureau, 29 Hazen Drive, in Concord.

If you have any questions that we might be able to answer, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "Brendan Quigley". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Brendan Quigley, CWS  
Gove Environmental Services, Inc.

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

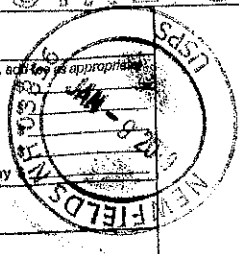
Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy)
- Return Receipt (electronic)
- Certified Mail Restricted Delivery
- Adult Signature Required
- Adult Signature Restricted Delivery

Postmark  
Here



Postage

\$

Total Postage and Fees

\$

Sent to 18 Continental Drive ASSOC

Street and Apt. No., or PO Box No.

166 Middlesex Turnpike

City, State, ZIP+4® Bedford, MA 01730

PS Form 3800, April 2015 PSN 7530-02-000-6047

See Reverse for Instructions

7016 1970 0000 2006 9355

**Appendix C**

**New Hampshire Natural Heritage Inquiry**



# CONFIDENTIAL – NH Dept. of Environmental Services review

## Memo



NH NATURAL HERITAGE BUREAU  
NHB DATACHECK RESULTS LETTER

**To:** Luke Hurley, Gove Environmental Services, Inc.  
8 Continental Drive  
Exeter, NH 03833

**From:** Amy Lamb, NH Natural Heritage Bureau

**Date:** 12/5/2018 (valid for one year from this date)

**Re:** Review by NH Natural Heritage Bureau

NHB File ID: NHB18-3698 Town: Exeter

Description: Industrial-Technology development

Location: Tax Maps: 46-3

As requested, I have searched our database for records of rare species and exemplary natural communities, with the following results.

**Comments:** The photos provided to NHB with the application package contained wetlands that resembled a *swamp white oak basin swamp*, which has been documented on a nearby conserved property. NHB requests additional information about these wetlands and confirmation that there is no swamp white oak on the property.

### Natural Community

Swamp white oak basin swamp

State<sup>1</sup> Federal Notes

-- --

Threats to this community include changes to the wetland's hydrology either through damming or increasing drainage. Significant increases in nutrients and pollutants from stormwater runoff could also have a deleterious effect on the wetland.

### Plant species

slender blue beardless-iris (*Limniris prismatica*)\*

State<sup>1</sup> Federal Notes

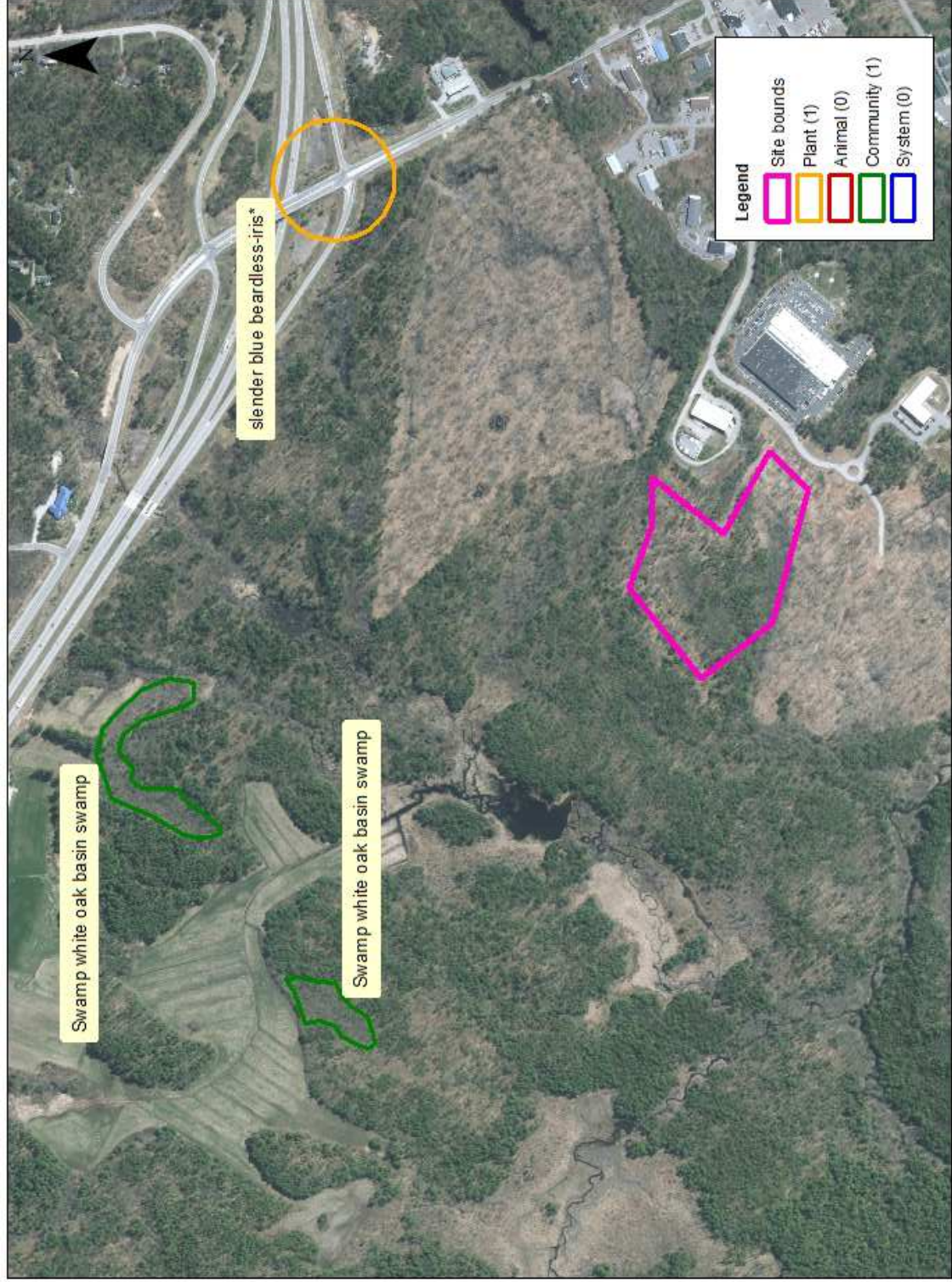
E --

Since this plant grows at wetland edges (marshes, wet meadows, seashore), it would be threatened by changes in local water levels or shoreline development.

<sup>1</sup>Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list. An asterisk (\*) indicates that the most recent report for that occurrence was more than 20 years ago.

A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

NHB18-3698



0 0.05 0.1 0.15 0.2 0.25 Miles

## New Hampshire Natural Heritage Bureau - Community Record

### Swamp white oak basin swamp

#### Legal Status

Federal: Not listed  
State: Not listed

#### Conservation Status

Global: Not ranked (need more information)  
State: Critically imperiled due to rarity or vulnerability

#### Description at this Location

Conservation Rank: Fair quality, condition and/or landscape context ('C' on a scale of A-D).  
Comments on Rank:

Detailed Description: 2017: **Swamp white oak basin swamp** in two small depressions adjacent to hayfields. Swamp white oak (*Quercus bicolor*) dominates the canopy, with trees averaging 8-10" in diameter. American hornbeam (*Carpinus caroliniana* ssp. *virginiana*) is frequent in the understory, while shrub cover is relatively low, with common winterberry (*Ilex verticillata*) and highbush blueberry (*Vaccinium corymbosum*) the only frequent species. Herbaceous cover is moderate, with sensitive fern (*Onoclea sensibilis*), dwarf raspberry (*Rubus pubescens*), and Canada-mayflower (*Maianthemum canadense*) the most abundant. The more northern basin had indicators of somewhat more minerotrophic conditions, including American elm (*Ulmus americana*) and field horsetail (*Equisetum arvense*). The invasive multiflora rose (*Rosa multiflora*) was also relatively frequent in this basin.

General Area: 2017: Swamps occur on a property with a mosaic of upland forests, wetlands, and open hayfields. Both basins are immediately adjacent to open fields. The field adjacent to the southern basin has seen drainage from a network of ditches. It is unclear how this might be affecting the basin swamps, or if these swamps were more extensive at one time. Upland forests are a mix of **dry Appalachian oak forest** and **hemlock - beech - oak - pine forest**. It is possible that additional patches of **swamp white oak basin swamp** on other properties nearby.

#### General Comments:

Management Comments: 2017: Work could be done to control multiflora rose in northern polygon.

#### Location

Survey Site Name: Bloody Brook  
Managed By:

County: Rockingham  
Town(s): Exeter  
Size: 6.3 acres

Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 2017: Swamps occur in basins along edge of hayfields at Conner Farm WMA in exeter.

#### Dates documented

First reported: 2017-06-08                      Last reported: 2017-06-08

New Hampshire Natural Heritage Bureau - Plant Record

**slender blue beardless-iris (*Linniris prismatica*)**

**Legal Status**

Federal: Not listed  
 State: Listed Endangered

**Conservation Status**

Global: Apparently secure but with cause for concern  
 State: Critically imperiled due to rarity or vulnerability

**Description at this Location**

Conservation Rank: Historical records only - current condition unknown.  
 Comments on Rank:

Detailed Description: 1991: 100 plus plants.  
 General Area: 1991: Roadside wet ditch with *Pogonia ophioglossoides* (rose pogonia).  
 General Comments:  
 Management  
 Comments:

**Location**

Survey Site Name: Junction of Rtes. 101 and 27  
 Managed By:

County: Rockingham  
 Town(s): Exeter  
 Size: 7.7 acres Elevation:

Precision: Within (but not necessarily restricted to) the area indicated on the map.

Directions: 1991: Corner of Rtes 101 and 27.

**Dates documented**

First reported: 1991-06-15 Last reported: 1991-06-15

## Brendan Quigley

---

**From:** Lamb, Amy <Amy.Lamb@dncr.nh.gov>  
**Sent:** Wednesday, January 09, 2019 8:13 AM  
**To:** Brendan Quigley  
**Subject:** Re: NHB review: NHB18-3698

Hi Brendan,

Yes, thank you for reminding me of the slender blue iris that was documented nearby and also included in the NHB report. I do not expect this species to occur on the property as it is generally found in tidal or freshwater marshes, wet meadows, or shorelines, and is not likely to occur in forested wetlands.

Best,  
Amy

---

On: 08 January 2019 17:07,  
"Brendan Quigley" <bquigley@gesinc.biz<mailto:bquigley@gesinc.biz>> wrote:

Thank You,

For the record, we discussed the slender blue iris at the pre application meeting and I believe we were in agreement that habitat for this wetland flower is not present in these marginally wet forested wetlands? Ill add that I have never seen it on numerous visits to the immediate area over the course of the past 5 years. These woods tend to be rather open too (before they were logged) so it would really stand out.

Brendan Quigley  
Wetland Scientist/GIS Specialist

Gove Environmental Services, Inc.  
8 Continental Dr, Bldg 2, Unit H,  
Exeter, NH 03833-7507  
Ph (603) 778-0644 / Cell (603) 686-0086 / Fax (603) 778-0654 bquigley@gesinc.biz<mailto:bquigley@gesinc.biz>

From: Lamb, Amy [mailto:Amy.Lamb@dncr.nh.gov]  
Sent: Tuesday, January 08, 2019 2:42 PM  
To: Brendan Quigley <bquigley@gesinc.biz>  
Subject: RE: NHB review: NHB18-3698

Hi Brendan,

Thank you for clarifying the direction of Photo 1 on the photo log provided for this project, and for providing additional photos of the wetlands on this property. Based on the wetlands depicted in photos of this site (Exeter tax map/lot 46-3, Continental Drive), NHB does not expect any exemplary swamp white oak basin swamps to occur on the property.

Best,



Amy

Amy Lamb  
Ecological Information Specialist  
(603) 271-2834  
amy.lamb@dncr.nh.gov<mailto:amy.lamb@dncr.nh.gov>

NH Natural Heritage Bureau  
DNCR - Forests & Lands  
172 Pembroke Rd  
Concord, NH 03301

From: Brendan Quigley [mailto:bquigley@gesinc.biz]  
Sent: Tuesday, January 08, 2019 12:19 PM  
To: Lamb, Amy  
Subject: RE: NHB review: NHB18-3698

I think you looking at the red FW Webb building or the white Cobham building across the Continental Drive (see google maps). So the photo in the pre app materials is looking more east than north. Ive attached a few other photos of the wetland in that location, logged Oak-Pine-Maple like everything around these parts.

Brendan Quigley  
Wetland Scientist/GIS Specialist

Gove Environmental Services, Inc.  
8 Continental Dr, Bldg 2, Unit H,  
Exeter, NH 03833-7507  
Ph (603) 778-0644 / Cell (603) 686-0086 / Fax (603) 778-0654 bquigley@gesinc.biz<mailto:bquigley@gesinc.biz>

From: Lamb, Amy [mailto:Amy.Lamb@dncr.nh.gov]  
Sent: Tuesday, January 08, 2019 11:46 AM  
To: Brendan Quigley <bquigley@gesinc.biz<mailto:bquigley@gesinc.biz>>  
Subject: RE: NHB review: NHB18-3698

Hi Brendan,

I'm sorry for the slow reply...I got a bit behind on emails over the holidays.

I was looking back over the photos in the pre-application package in addition to the two attached to your email, and noticed that Photo 1 seems to show a large bridge in the background. Based on the location shown on the photo log, this didn't seem to make sense. Could you take a look at this and double check that the photo was taken at this site? The photos reminded me of some from another Exeter project so I just wanted to make sure they didn't get mixed up with another site.

Thanks,  
Amy

Amy Lamb  
Ecological Information Specialist

(603) 271-2834  
amy.lamb@dncr.nh.gov<mailto:amy.lamb@dncr.nh.gov>

NH Natural Heritage Bureau  
DNCR - Forests & Lands  
172 Pembroke Rd  
Concord, NH 03301

From: Brendan Quigley [mailto:bquigley@gesinc.biz]  
Sent: Tuesday, December 11, 2018 12:53 PM  
To: Lamb, Amy  
Subject: RE: NHB review: NHB18-3698

At the pre-app yesterday you asked if I had any growing season photos. All I have is the attached which are of the small wetland in the middle of the site to document its dry in May.

Brendan Quigley  
Wetland Scientist/GIS Specialist

Gove Environmental Services, Inc.  
8 Continental Dr, Bldg 2, Unit H,  
Exeter, NH 03833-7507  
Ph (603) 778-0644 / Cell (603) 686-0086 / Fax (603) 778-0654 bquigley@gesinc.biz<mailto:bquigley@gesinc.biz>

From: Lamb, Amy [mailto:Amy.Lamb@dncr.nh.gov]  
Sent: Wednesday, December 05, 2018 4:17 PM  
To: Info Mail  
<InfoMail@GOVEEnvironmental.onmicrosoft.com<mailto:InfoMail@GOVEEnvironmental.onmicrosoft.com>>  
Subject: NHB review: NHB18-3698

Attached, please find the review we have completed. If your review memo includes potential impacts to plants or natural communities please contact me for further information. If your project had potential impacts to wildlife, please contact NH Fish and Game at the phone number listed on the review.

Best,  
Amy

Amy Lamb  
Ecological Information Specialist

NH Natural Heritage Bureau  
DNCR - Forests & Lands  
172 Pembroke Rd  
Concord, NH 03301  
603-271-2834

**Appendix D**  
**State Historic Preservation Office Inquiry**

Please mail the completed form and required material to:

New Hampshire Division of Historical Resources  
State Historic Preservation Office  
Attention: Review & Compliance  
19 Pillsbury Street, Concord, NH 03301-3570

RECEIVED  
DEC 17 2018

DHR Use Only	
R&C #	10312
Log In Date	12/17/18
Response Date	12/24/18
Sent Date	12/24/18

## Request for Project Review by the New Hampshire Division of Historical Resources

- This is a new submittal  
 This is additional information relating to DHR Review & Compliance (R&C) #:

### GENERAL PROJECT INFORMATION

Project Title Industrial Technology

Project Location 20 Continental Drive

City/Town Exeter Tax Map 46 Lot # 3

NH State Plane - Feet Geographic Coordinates: Easting 1167109 Northing 181112  
(See RPR Instructions and R&C FAQs for guidance.)

Lead Federal Agency and Contact (if applicable) ACOE  
(Agency providing funds, licenses, or permits)  
Permit Type and Permit or Job Reference # 404-PGP

State Agency and Contact (if applicable) NHDES

Permit Type and Permit or Job Reference # Dredge and Fill

### APPLICANT INFORMATION

Applicant Name Garrison Glenn LLC C/O Thomas Monahan

Mailing Address 20 Trafalger Sq, Suite 610 Phone Number

City Nashua State NH Zip 03060 Email Thomasfmanahan@hotmail.com

### CONTACT PERSON TO RECEIVE RESPONSE

Name/Company Brendan Quigley Gove

Mailing Address 8 Continental Drive, Bldg 2, Unit H Phone Number 6037780644

City Exeter State NH Zip 03833 Email bquigley@gesinc.biz

*This form is updated periodically. Please download the current form at [www.nh.gov/nhdhr/review](http://www.nh.gov/nhdhr/review). Please refer to the Request for Project Review Instructions for direction on completing this form. Submit one copy of this project review form for each project for which review is requested. Include a self-addressed stamped envelope to expedite review response. Project submissions will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: [www.nh.gov/nhdhr/review](http://www.nh.gov/nhdhr/review) or contact the R&C Specialist at [christina.st.louis@dcr.nh.gov](mailto:christina.st.louis@dcr.nh.gov) or 603.271.3558.*

RECEIVED  
JAN 02 2019

BY: .....

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

10317

Project Boundaries and Description

- Attach the relevant portion of a 7.5' USGS Map (photocopied or computer-generated) *indicating the defined project boundary.* (See RPR Instructions and R&C FAQs for guidance.)
- Attach a detailed narrative description of the proposed project.
- Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) (Informative photo captions are requested.)
- A DHR file review must be conducted to identify properties within or adjacent to the project area. Provide file review results in **Table 1.** (Blank table forms are available on the DHR website.)  
File review conducted on 12/6/2018.

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area?  Yes  No  
If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s): no buildings or other structures

- Photographs of *each* resource or streetscape located within the project area, with captions, along with a mapped photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity?  Yes  No  
If yes, submit all of the following information:

- Description of current and previous land use and disturbances.
- Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.

**DHR Comment/Finding Recommendation** *This Space for Division of Historical Resources Use Only*

- Insufficient information to initiate review.  Additional information is needed in order to complete review.
- No Potential to cause Effects  No Historic Properties Affected  No Adverse Effect  Adverse Effect

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.*

Authorized Signature: Deborah Mullen, DSHPO Date: 12/24/18

**Appendix E**

**ACOE Supplemental Information Form**





**US Army Corps  
of Engineers®**  
New England District

**New Hampshire General Permits (GPs)  
Appendix B - Corps Secondary Impacts Checklist  
(for inland wetland/waterway fill projects in New Hampshire)**

1. Attach any explanations to this checklist. Lack of information could delay a Corps permit determination.
2. All references to "work" include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See GC 5, regarding single and complete projects.
4. Contact the Corps at (978) 318-8832 with any questions.

1. Impaired Waters	Yes	No
1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See <a href="http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm">http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm</a> to determine if there is an impaired water in the vicinity of your work area.*	X	
2. Wetlands	Yes	No
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?		X
2.2 Are there proposed impacts to SAS, special wetlands. Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) DataCheck Tool for information about resources located on the property at <a href="https://www2.des.state.nh.us/nhb_datacheck/">https://www2.des.state.nh.us/nhb_datacheck/</a> . The book <u>Natural Community Systems of New Hampshire</u> also contains specific information about the natural communities found in NH.		X
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage?		NA, No Crossings
2.4 Would the project remove part or all of a riparian buffer? (Riparian buffers are lands adjacent to streams where vegetation is strongly influenced by the presence of water. They are often thin lines of vegetation containing native grasses, flowers, shrubs and/or trees that line the stream banks. They are also called vegetated buffer zones.)		X
2.5 The overall project site is more than 40 acres?		X
2.6 What is the area of the previously filled wetlands?	0	
2.7 What is the area of the proposed fill in wetlands?	15,425	
2.8 What is the % of previously and proposed fill in wetlands to the overall project site?	~ 3%	
3. Wildlife	Yes	No
3.1 Has the NHB & USFWS determined that there are known occurrences of rare species, exemplary natural communities, Federal and State threatened and endangered species and habitat, in the vicinity of the proposed project? (All projects require an NHB ID number & a USFWS IPAC determination.) NHB DataCheck Tool: <a href="https://www2.des.state.nh.us/nhb_datacheck/">https://www2.des.state.nh.us/nhb_datacheck/</a> USFWS IPAC website: <a href="https://ecos.fws.gov/ipac/location/index">https://ecos.fws.gov/ipac/location/index</a>	X	

IPAC: NLEB, SWP  
NHB: See Appendix C

<p>3.2 <u>Would work occur in any area identified as either "Highest Ranked Habitat in N.H." or "Highest Ranked Habitat in Ecological Region"?</u> (These areas are colored magenta and green, respectively, on NH Fish and Game's map, "2010 Highest Ranked Wildlife Habitat by Ecological Condition.") Map information can be found at:</p> <ul style="list-style-type: none"> <li>• PDF: <a href="http://www.wildlife.state.nh.us/Wildlife/Plan/highest_ranking_habitat.htm">www.wildlife.state.nh.us/Wildlife/Plan/highest_ranking_habitat.htm</a>.</li> <li>• Data Mapper: <a href="http://www.granit.unh.edu">www.granit.unh.edu</a>.</li> <li>• GIS: <a href="http://www.granit.unh.edu/data/downloadfreedata/category/databycategory.html">www.granit.unh.edu/data/downloadfreedata/category/databycategory.html</a>.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3.5 Are stream crossings designed in accordance with the GC 21?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>4. Flooding/Floodplain Values</b></p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>5. Historic/Archaeological Resources</b></p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>For a minimum, minor or major impact project - a copy of the Request for Project Review (RPR) Form (<a href="http://www.nh.gov/nhdhr/review">www.nh.gov/nhdhr/review</a>) with your DES file number shall be sent to the NH Division of Historical Resources as required on Page 11 GC 8(d) of the GP document** <i>'NO IMPACT'</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

\*Although this checklist utilizes state information, its submittal to the Corps is a Federal requirement.

\*\* If your project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law.



**Appendix F**  
**Function & Value Forms**

# Wetland Function-Value Evaluation Form

Wetland ID: Impact Areas  
 Prepared by: BQ Longitude: \_\_\_\_\_ Date: Aug. 2018  
 Wetland Impact Type: Fill Area: 12,960  
 Evaluation based on: \_\_\_\_\_  
 Office: S Field: S  
 Corps manual wetland delineation completed? Y D N

Total area of wetland: 3.7 ac. Is wetland part of a wildlife corridor? Yes or a 'habitat island'? NO  
 Adjacent land use: Woodlot/Industrial Distance to nearest roadway or other development: 850  
 Dominant wetland systems present: PFOIE Contiguous undeveloped buffer zone present: NO  
 Is the wetland a separate hydraulic system? NO If not, where does the wetland lie in the drainage basin? Mid  
 How many tributaries contribute to the wetland? 0 Wildlife & vegetation diversity/abundance (see attached list): X

Function/Value	Occurrence Y/N	Rationale (Reference #)*	Principal Function/Value(s)	Comments
Groundwater Recharge/Discharge	N			dense till soil
Floodflow Alteration	N			little storage, NO significant input
Fish and Shellfish Habitat	N			NO suitable water body or stream
Sediment/Toxicant Retention	Y	7, 5, 4, 3, 1	*	Modest function for Little River
Nutrient Removal	Y	3, 4, 5, 7, 8, 9	*	same
Production Export	Y	1, 3, 4		Most, berries, seeds, flowers, limited by lack of habitat
Sediment/Shoreline Stabilization	N			NO waterbody
Wildlife Habitat	Y	7, 8		current logged state and proximity to Rd.
Recreation	N			Private, common woodland
Educational/Scientific Value	N			common forest type
Uniqueness/Heritage	N			common forest type
Visual Quality/Aesthetics	N			common forest type, not diverse
Endangered Species Habitat	N			none ident: keed
Other				

Notes: \_\_\_\_\_  
 \*Refer to backup list of numbered considerations.

24655F Impact Area G

### Wetland Function-Value Evaluation Form

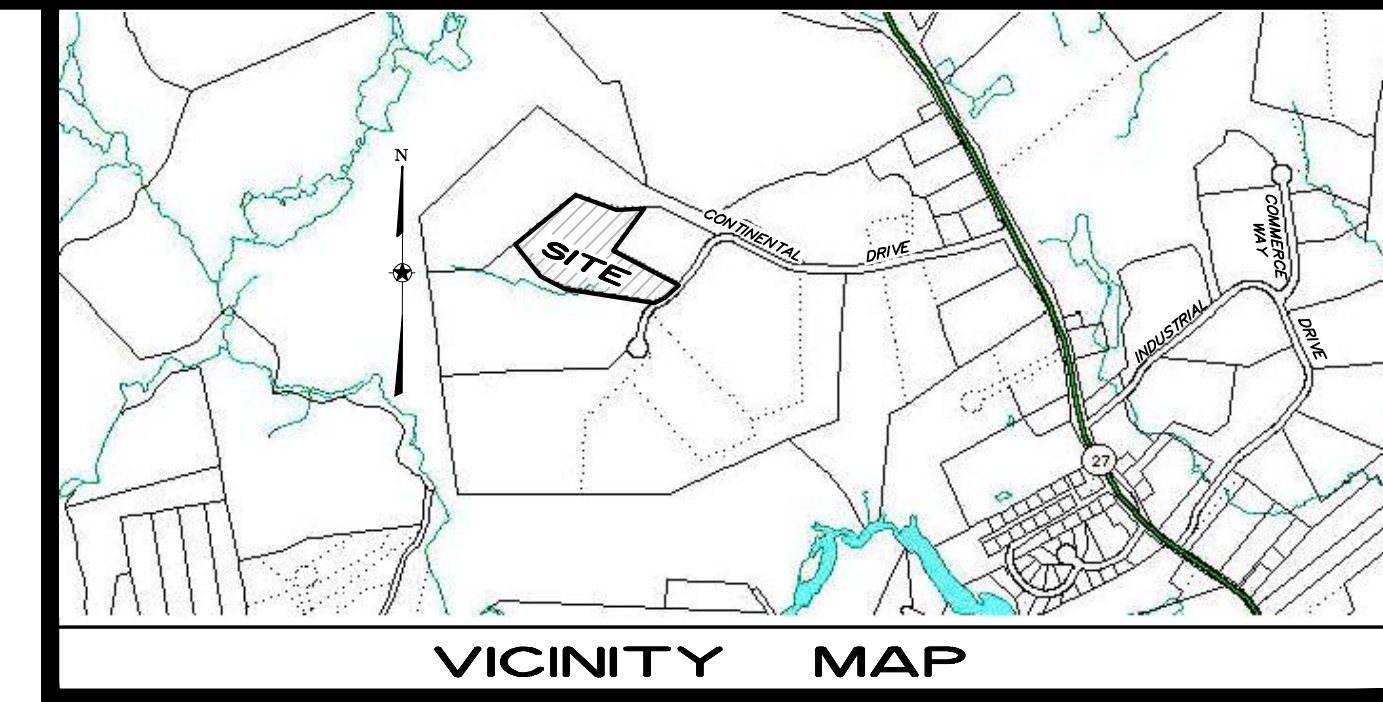
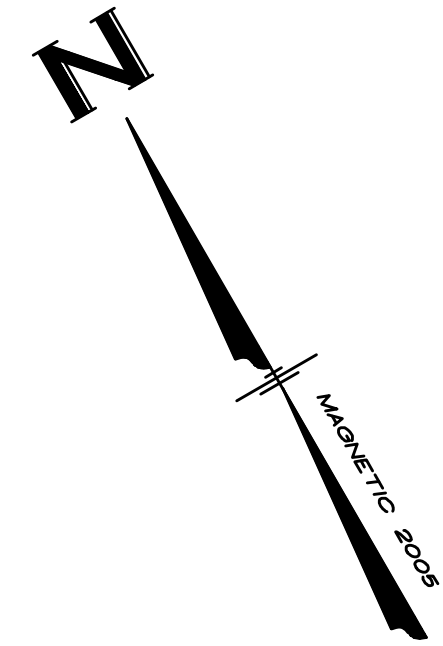
Wetland I.D. \_\_\_\_\_ Longitude \_\_\_\_\_  
 Latitude \_\_\_\_\_ Date Aug. 2018  
 Prepared by: BCO  
 Wetland Impact Type: Fill Area 24655F  
 Evaluation based on: Office  Field   
 Corps manual wetland delineation completed? Y  N

Total area of wetland: N Human made? YES or a "habitat island"? NO  
 Adjacent land use: Woodlot/Road/Commercial Distance to nearest roadway or other development: ~1000'  
 Dominant wetland systems present: PFOLE Contiguous undeveloped buffer zone present: YES  
 Is the wetland a separate hydraulic system? YES If not, where does the wetland lie in the drainage basin? High  
 How many tributaries contribute to the wetland? 0 Wildlife & vegetation diversity/abundance (see attached list)

Function/Value	Suitability Y/N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	N		Dense Till	
Floodflow Alteration	N		Isolated Wetlands, no Watercourse	
Fish and Shellfish Habitat	N		NO Water course	
Sediment/Toxicant Retention	N		Isolated	
Nutrient Removal	N		Isolated	
Production Export	Y	1	WAST, berries, seed. limited since isolated	
Sediment/Shoreline Stabilization	N		NO water course or water body	
Wildlife Habitat	Y	1,8,1	* Very modest, not wetland specific	
Recreation	N		Private, common woodlot	
Educational/Scientific Value	N		Common forest type	
Uniqueness/Heritage	N		Common forest type	
Visual Quality/Aesthetics	N		Common forest in industrial area	
ES Endangered Species Habitat	N		NONE identified	
Other				

Notes: \* Refer to backup list of numbered considerations.

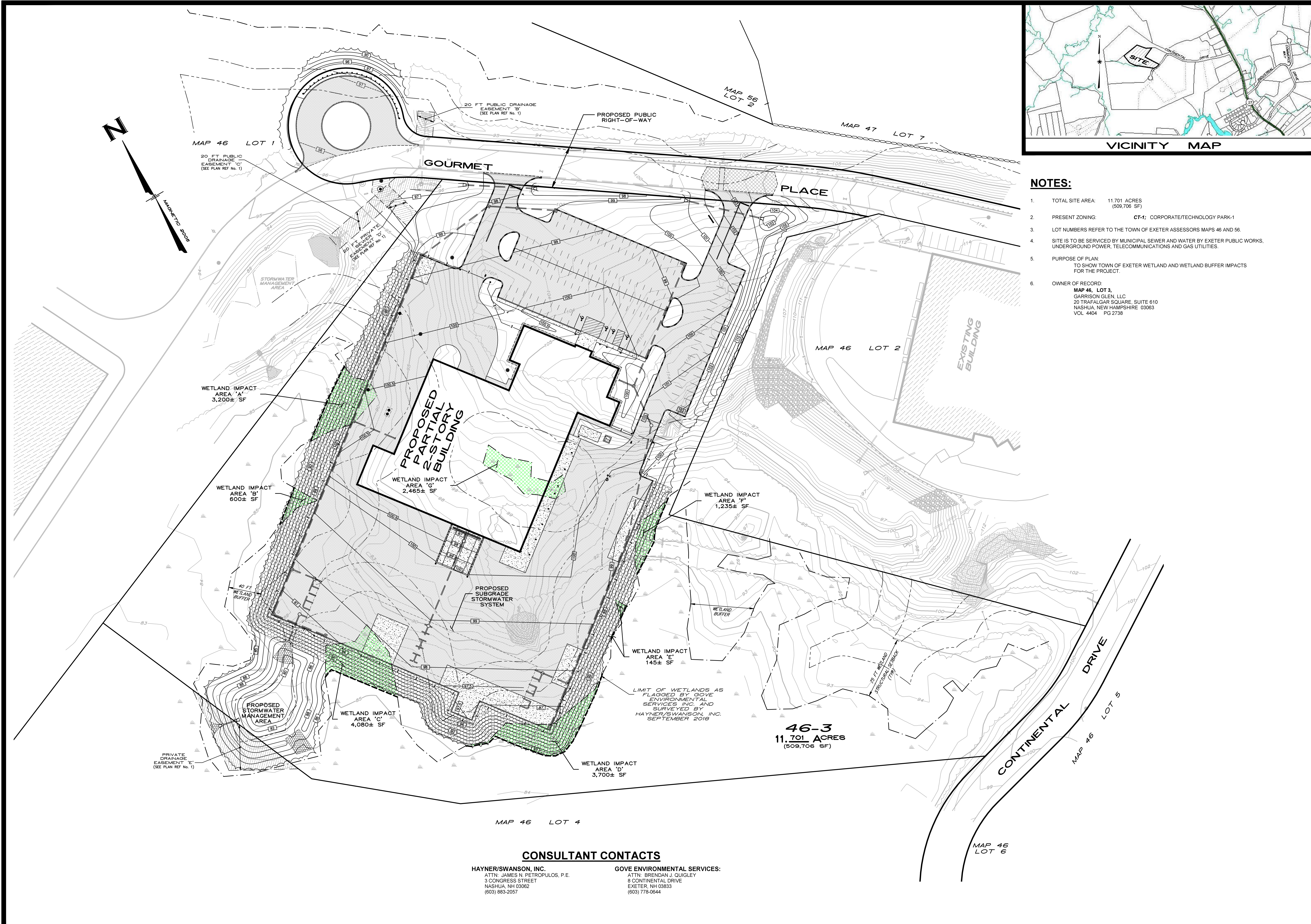
**Appendix G**  
**Site Plans**  
**(under separate cover)**



VICINITY MAP

**NOTES:**

- TOTAL SITE AREA: 11.701 ACRES (509,706 SF)
- PRESENT ZONING: CT-1; CORPORATE/TECHNOLOGY PARK-1
- LOT NUMBERS REFER TO THE TOWN 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 OF EXETER WETLAND AND WETLAND BUFFER IMPACTS FOR THE PROJECT.
- OWNER OF RECORD: MAP 46, LOT 3, GARRISON GLEN, LLC, 20 TRAFALGAR SQUARE, SUITE 610, NASHUA, NEW HAMPSHIRE 03063, VOL 4404 PG 2738



**CONSULTANT CONTACTS**

**HAYNER/SWANSON, INC.**  
 ATTN: JAMES N. PETROPOULOS, P.E.  
 3 CONGRESS STREET  
 NASHUA, NH 03062  
 (603) 883-2057

**GOVE ENVIRONMENTAL SERVICES:**  
 ATTN: BRENDAN J. QUIGLEY  
 8 CONTINENTAL DRIVE  
 EXETER, NH 03833  
 (603) 778-0644

PREPARED FOR: **PROCON**  
 PO BOX 4430 MANCHESTER, NEW HAMPSHIRE 03108 (603) 623-8811

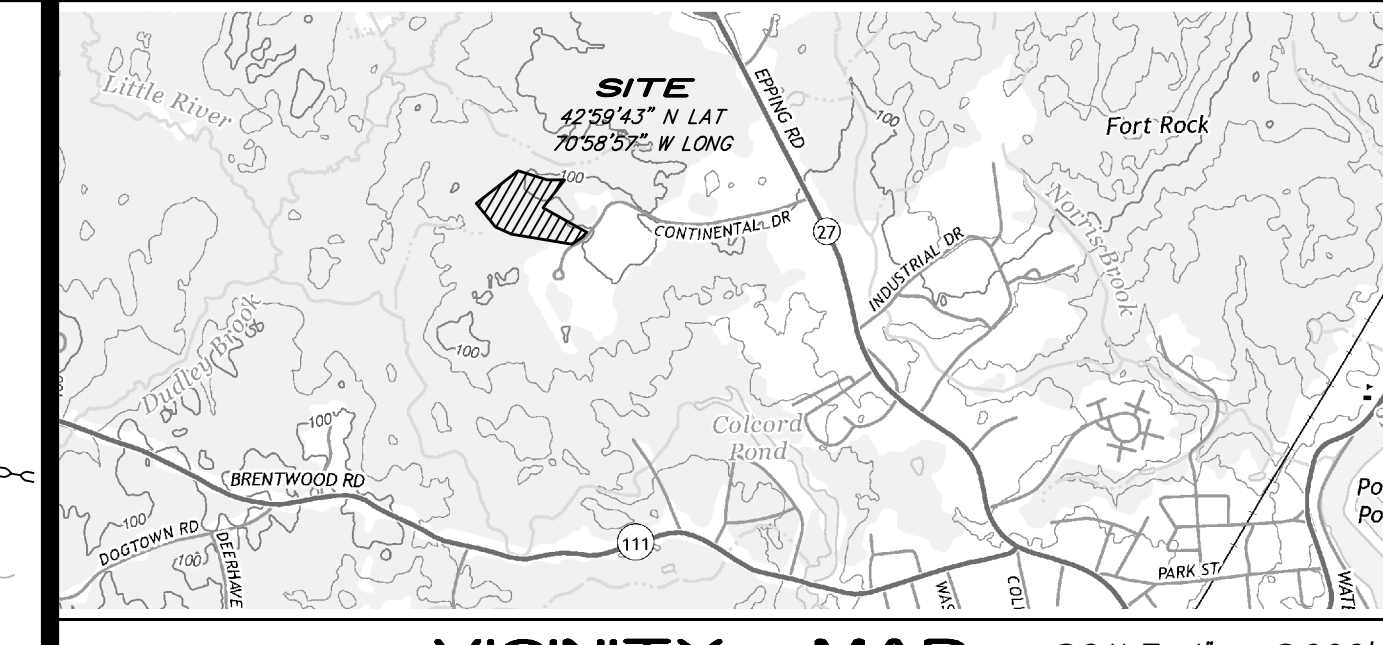
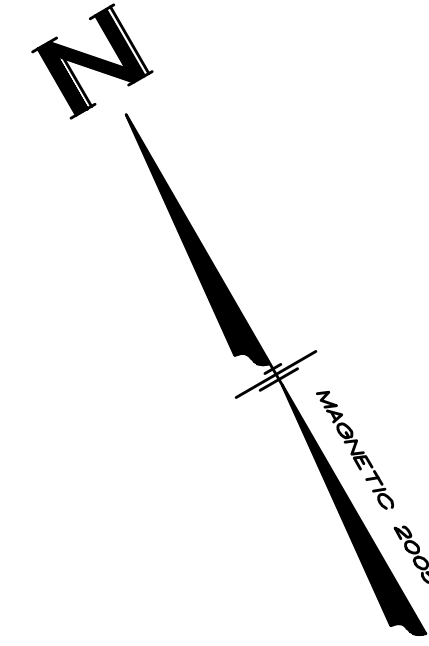
RECORD OWNER: **GARRISON GLEN, LLC**  
 20 TRAFALGAR SQUARE, SUITE 610 NASHUA, NH 03063 (603) 860-0502

WETLAND/BUFFER IMPACT PLAN  
 MAP 46 LOT 3  
**Unitil/NH Electric Operations**  
**DOC - Seacoast Region**  
 20 CONTINENTAL DRIVE  
 EXETER, NEW HAMPSHIRE

CASE No. 18-

**HSI Hayner/Swanson, Inc.**  
 Civil Engineers/Land Surveyors  
 3 Congress Street  
 Nashua, NH 03062  
 (603) 883-2052  
 www.hsiinc.com

DWG LOCATION: C:\881\DWG\4891-U  
 DWG: 4891-U  
 DATE: 11/27/2018  
 TIME: 10:01 AM  
 USER: jswanson



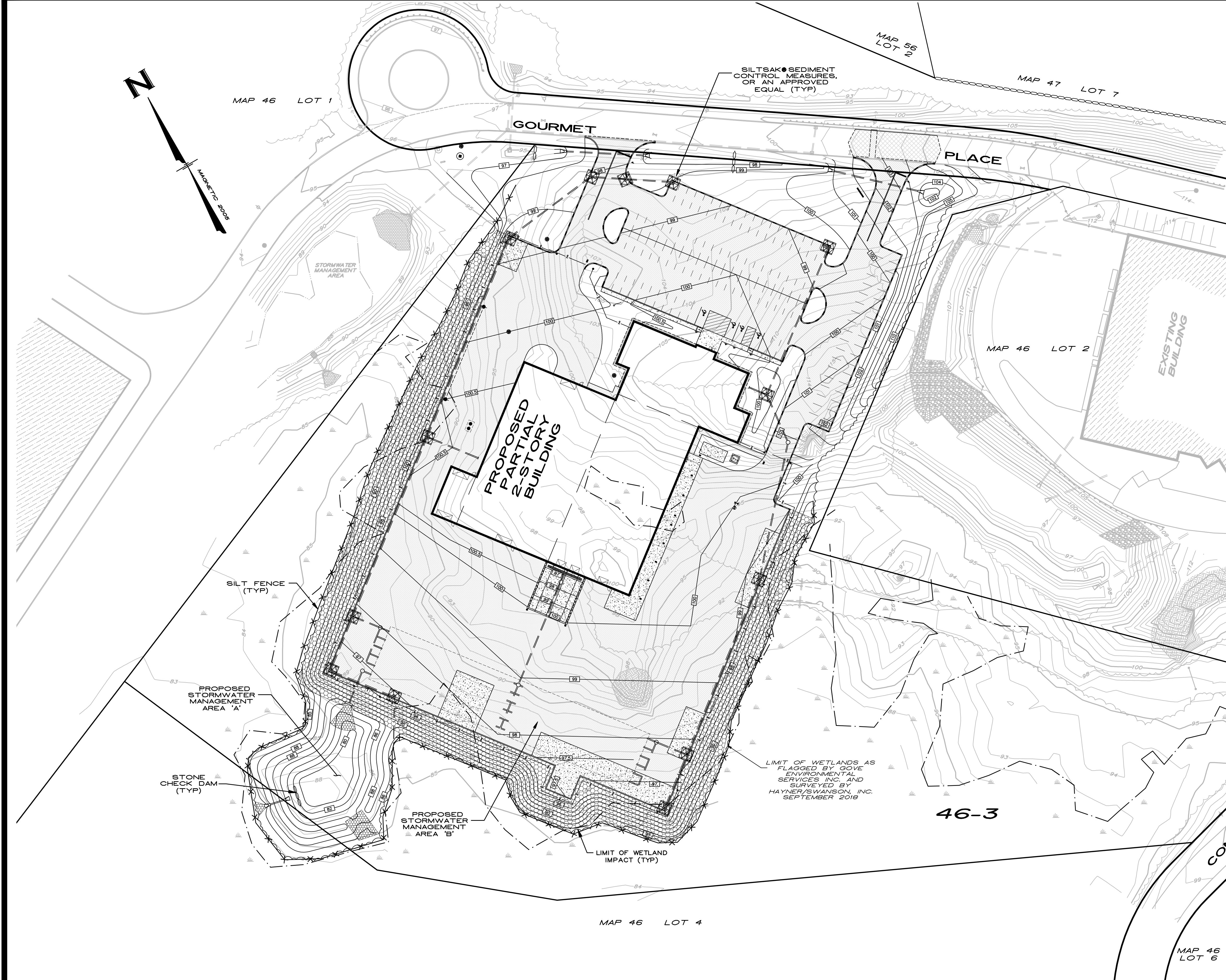
VICINITY MAP SCALE: 1" = 2,000'

**CONSTRUCTION SEQUENCE (PHASE II):**

1. INSTALL INLET PROTECTION AROUND ALL STORM DRAIN STRUCTURES. INSTALLATION OF UNDERGROUND UTILITIES AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT IN ACCORDANCE WITH THE 'SILTSACK DETAIL'. THE CONTROL SHALL REMAIN UNTIL THE SITE IS SUFFICIENTLY STABILIZED.
2. PREPARE SITE FOR PAVING.
3. AS THE BUILDING IS COMPLETED, ALL DISTURBED AREA SHALL BE PERMANENTLY STABILIZED. NO PORTION OF THE PROJECT SHALL BE LEFT DISTURBED AND UNSTABILIZED FOR A PERIOD OF TWO (2) MONTHS OR GREATER.
4. LOAM AND SEED ALL DISTURBED AREAS. COMPLETED AREAS SHALL BE STABILIZED 72 HOURS AFTER COMPLETION.
5. ALL PERMANENT STORM WATER MANAGEMENT MEASURES SHALL HAVE A HEALTHY STAND OF VEGETATION ESTABLISHED PRIOR TO DIRECTING RUNOFF INTO THEM.
6. FINAL PAVING OF PARKING LOT.
7. INSPECTION OF ALL SEDIMENT AND EROSION CONTROL MEASURES.
8. SITE LANDSCAPING ALONG WITH PERMANENT SEEDING OF DISTURBED AREAS.
9. REMOVE ANY TEMPORARY EROSION CONTROL MEASURES NOT NEEDED.

**GENERAL NOTES: (PHASE II)**

1. ALL MEASURES STATED ON THIS EROSION CONTROL PLAN, AND IN THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETE PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT.
2. SILT FENCE SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM SILT FENCES WHEN IT REACHED ONE-QUARTER THE HEIGHT OF THE SILT FENCE.
3. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
4. ALL SEEDED AREAS SHALL BE CHECK REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
5. THE TEMPORARY GRAVEL CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXIT AS CONDITIONS DEMAND.



**NOTE**  
SEE SHEET 8 OF 19 FOR ADDITIONAL EROSION CONTROL NOTES AND DETAILS

**NOTE**  
ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH IN THE NH STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION.

**EROSION CONTROL LEGEND**

- x — x — SILT FENCE
- (with cross-hatch) SILT-SACK INLET PROTECTION DEVICES
- (with diagonal lines) GRAVEL CONSTRUCTION EXIT
- (with horizontal lines) STABILIZATION MATTING
- o — o — STONE CHECK DAM

**APPROVED**  
**EXETER PLANNING BOARD**

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

PREPARED FOR: **PROCON**  
 PO BOX 4430 MANCHESTER, NEW HAMPSHIRE 03108 (603) 623-8811  
 RECORD OWNER: **GARRISON GLEN, LLC**  
 20 TRAFALGAR SQUARE, SUITE 610 NASHUA, NH 03063 (603) 880-0502

EROSION CONTROL PLAN (PHASE II)  
 MAP 46 LOT 3  
**Utili/NH Electric Operations**  
**DOC - Seacoast Region**  
 20 CONTINENTAL DRIVE  
 EXETER, NEW HAMPSHIRE

**HSI Hayner/Swanson, Inc.**  
 Civil Engineers/Land Surveyors  
 3 Congress Street, Suite 205  
 Nashua, NH 03063  
 (603) 882-2052  
 www.hsiinc.com

FIELD BOOK: DWG LOCATION: G:\1881\DWG\1881-U  
 DWG: 1881U-SIE-ERS1  
 7 OF 19 4891-U  
 SHEET: 11 DECEMBER 2018

CASE No. 18-16

**TOWN OF EXETER  
CONSERVATION COMMISSION MEMORANDUM**

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Date: December 13, 2018  
To: Planning Board  
From: Conservation Commission  
Subject: 20 Continental Wetland CUP Recommendation

Project Info:  
20 Continental Drive, ProCon: Unitil  
Tax Map Parcel #46-3  
PB CASE: 18-16

**Wetland CUP**

The Conservation Commission voted unanimously during their December 11<sup>th</sup> meeting with no objection to the issuance of a wetland CUP but noted they are still in discussions with the applicant regarding the wetland impacts and the wetland mitigation requirements. There was concern about the large amount of impervious ground being created and the square footage of buffers being impacted. However, the discussion related to this decision included consideration of the isolated nature of the wetlands and the large amount of wetland protection and land conservation previously secured during the subdivision of Continental Drive for industrial park development.



Bill Campbell  
Chair, Exeter Conservation Commission

cc: Jim Petropulos, Hayner/Swanson Inc

**LEGEND**

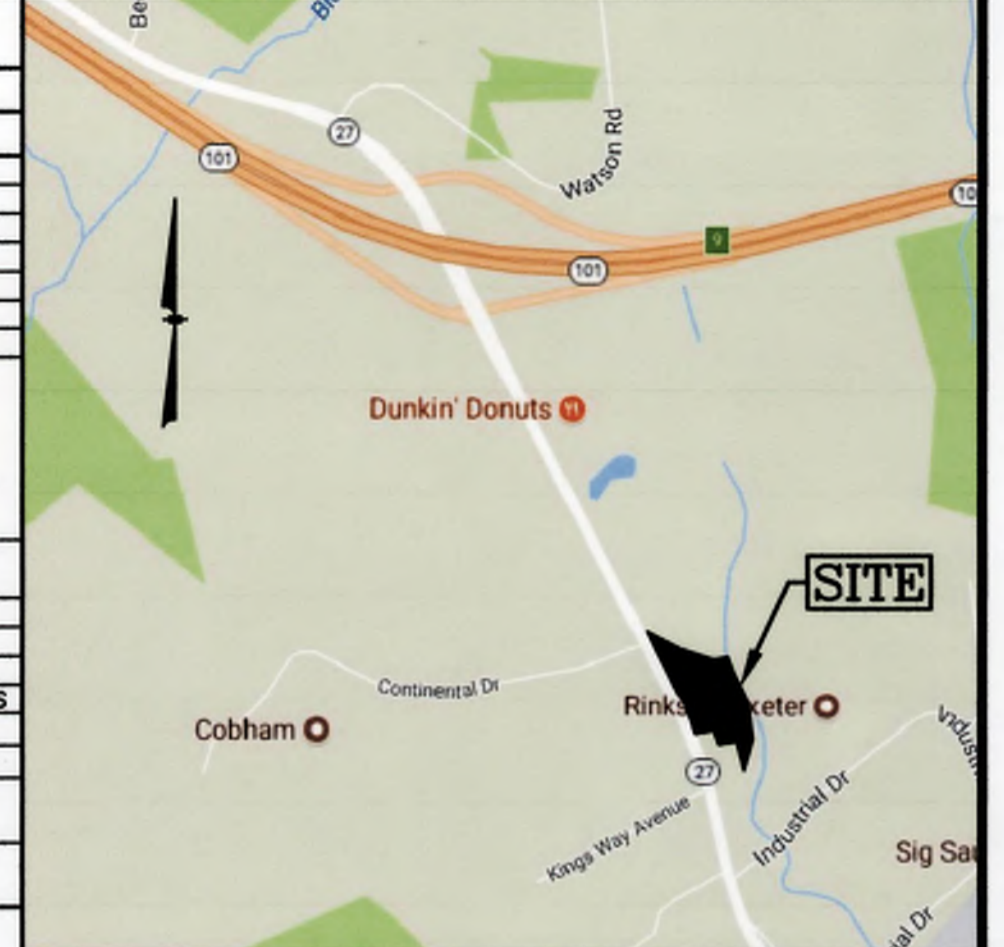
- IRON PIN FOUND
- CONCRETE BOUND FOUND
- VERTICAL GRANITE CURB
- OVERHEAD SERVICE WIRES
- DOUBLE YELLOW LINE
- SINGLE WHITE LINE
- DASHED WHITE LINE
- SIGN
- OBSERVATION WELL
- TREETRINE
- UTILITY POLE
- ⊙ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ CATCH BASIN
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ GAS VALVE
- WETLAND LINE
- ① NUMBER OF PARKING SPACES

**NOTES:**

- 1) EXISTING BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN WAS TAKEN FROM PLAN REFERENCE #1 AND IS NOT THE RESULT OF AN ACTUAL FIELD SURVEY BY THIS OFFICE.
- 2) TAX MAP 47 LOT 9.02
- 3) ZONING DISTRICT: EPPING ROAD HIGHWAY COMMERCIAL (C-3)
- 4) LOT AREA = 247,742 Sq.Ft. = 5.6874 Ac.±
- 5) EXISTING USE: VACANT LAND  
PROPOSED USE: 1,941 SF DONUT SHOP WITH DRIVE-THRU AND 5,070 SF RETAIL SHOP
- 6) ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS REVISED IN 2010, OR LATEST EDITION.
- 7) WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
- 8) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 811 PRIOR TO ANY EXCAVATION.
- 9) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF EXETER AND THE STATE OF NEW HAMPSHIRE.
- 10) ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY THE OWNER/DEVELOPER.
- 11) A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
- 12) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY MHF DESIGN CONSULTANTS, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- 13) ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN PARKING LOTS OR TRAVEL AISLES.
- 14) ALL WASTE MATERIALS AND RECYCLABLES SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON PROPERTY.
- 15) REFER TO DETAIL SHEETS FOR ALL SITE DEVELOPMENT DETAILS AND INFORMATION.
- 16) EXISTING IMPERVIOUS COVERAGE = 0 SF (0%)  
PROPOSED IMPERVIOUS COVERAGE = 36,406 SF (14.7%)
- 17) ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION & SEDIMENT CONTROL, AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE. SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
- 18) 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.
- 19) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANELS 33015C0401E & 33015C0402E. EFFECTIVE DATE MAY 17, 2005.
- 20) CONTRACTOR TO REFER TO PROTOTYPICAL DETAILS PROVIDED BY DUNKIN BRANDS FOR DIRECTIONAL SIGNAGE, DRIVE-THRU LAYOUT, LOOP DETECTORS & COORDINATION OF MOBILE PICK UP LAYOUT.

**TABLE OF ZONING REGULATIONS - EXETER, NH**

ZONE: EPPING ROAD HIGHWAY COMMERCIAL (C-3)		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA - Sq. Ft.	40,000 SF	247,742 SF
MINIMUM LOT FRONTAGE	N/A	574.78'
MINIMUM FRONT YARD BUILDING SETBACK	50'	99'
MINIMUM SIDE YARD BUILDING SETBACK	30' FROM ONE SIDE, 60' FROM OTHER SIDE	126'
MINIMUM REAR YARD BUILDING SETBACK	25'	226.2'
MINIMUM FRONT LANDSCAPE STRIP	35'	51'
PARKING SPACE DIMENSIONS	9'x19'	9'x19'
MINIMUM NUMBER PARKING SPACES	RESTAURANTS: 1 SPACE PER 3 SEATS x 20 SEATS = 7 SPACES RETAILS STORES: 1 SPACE/300 GFA x 5,070 SF = 17 SPACES TOTAL = 24 SPACES REQUIRED	39 SPACES— (INCLUDES 6 EMPLOYEE— PARKING SPACES)— (35 SPACES (INCLUDES 5 EMPLOYEE PARKING SPACES))
MINIMUM OPEN SPACE	20%	211,336 SF/247,742 SF = 85.3%
MAXIMUM STRUCTURE HEIGHT	50'	< 50'
MAXIMUM BUILDING COVERAGE	40%	2.8%
FREESTANDING SIGN AREA/HEIGHT+SETBACK	24 SF, 25' HIGH, 35' SETBACK	SEE SIGN DETAILS
WALL SIGN AREA	40 SF	SEE ARCHITECTURE & SIGN DETAILS
LOADING SPACE REQUIREMENTS	1 SPACE/4,000 SF	1 SPACE (12'x50')
SHORELAND PROTECTION BUFFER	150' TO BUILDINGS	151'
WETLAND BUFFER (POORLY DRAINED SOILS)	75' PARKING/STRUCTURAL SETBACK	43' (WAIVER REQUIRED)
WETLAND BUFFER (VERY POORLY DRAINED SOILS)	75' PARKING/STRUCTURAL SETBACK	78' (WAIVER REQUIRED)
	50' NO CUT/NO DISTURBANCE	15' (WAIVER REQUIRED)

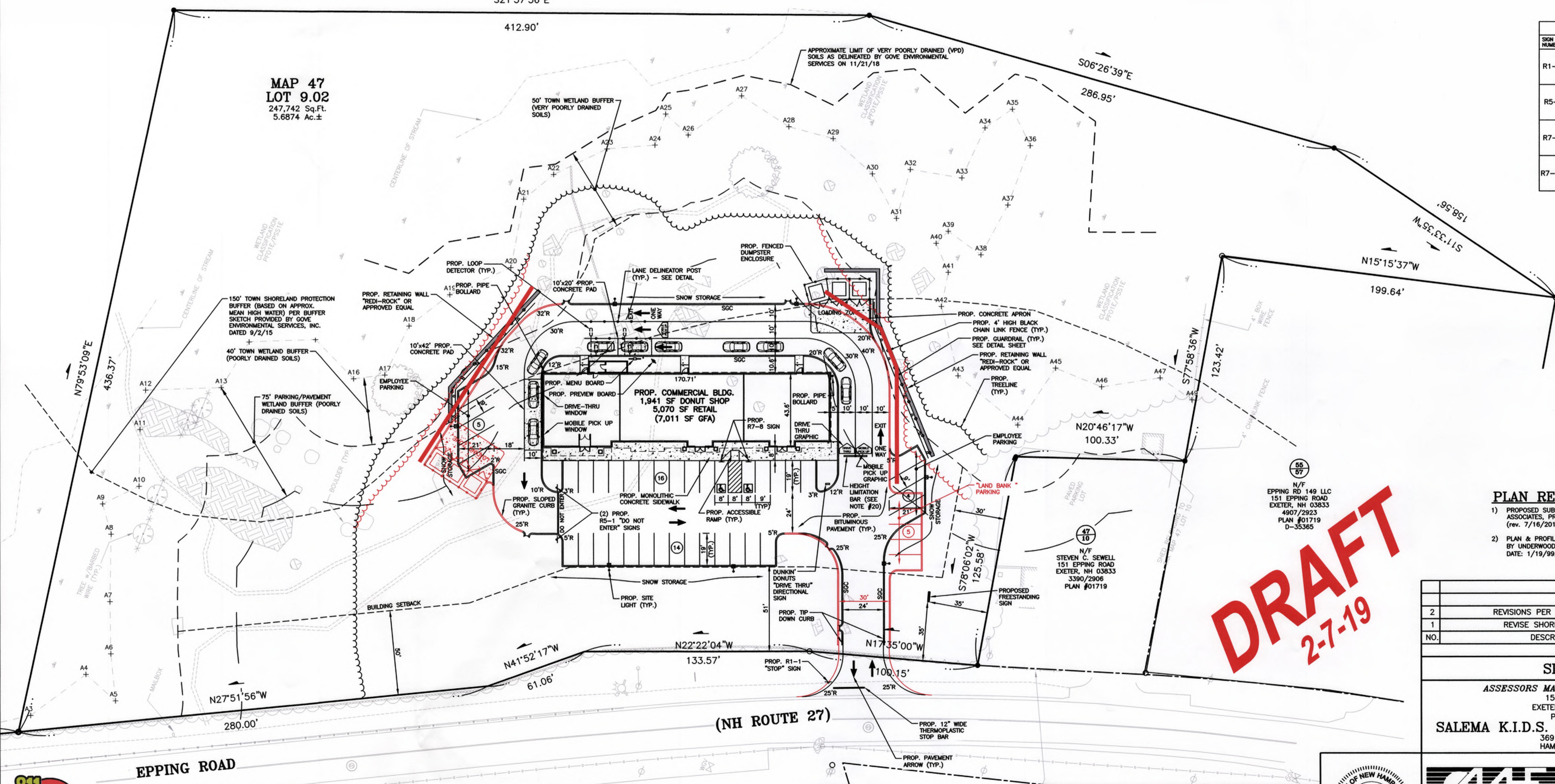


**LOCATION MAP**  
(NOT TO SCALE)

**SIGN KEY**

SIGN ID NUMBER	TEXT/COLOR	SIZE/REMARKS
R1-1	STOP	R/W 30" x 30" NEW SIGN WITH POST
R5-1	DO NOT ENTER	R/W 30" x 30" NEW SIGN WITH POST
R7-8	Handicap symbol	G/B/W 12" x 18" NEW SIGN WITH POST
R7-8A	Handicap symbol	G/W 6" x 12"

**MAP 47  
LOT 9.02**  
247,742 Sq.Ft.  
5.6874 Ac.±



**DRAFT**  
2-7-19

**PLAN REFERENCES:**

- 1) PROPOSED SUBDIVISION, 159 EPPING ROAD, PREPARED FOR CKT & ASSOCIATES, PREPARED BY AMBIT ENGINEERING, INC., DATE: JUNE 2018 (REV. 7/16/2018), SHEETS 1-4 OF 4.
- 2) PLAN & PROFILE, EPPING ROAD, PREPARED FOR THE TOWN OF EXETER BY UNDERWOOD ENGINEERS, INC., ORIGINAL DATE: 5/15/98, RECORD DATE: 1/19/99, SCALE: 1"=40', SHEET 4 OF 9.

NO.	REVISIONS	BY	DATE
2	REVISIONS PER TRC COMMENTS	CMT	11/28/18
1	REVISE SHORELAND LIMITS	CMT	11/5/18

**SITE PLAN**

ASSESSORS MAP 47 PROPOSED LOT 9.02  
151 EPPING ROAD  
EXETER, NEW HAMPSHIRE

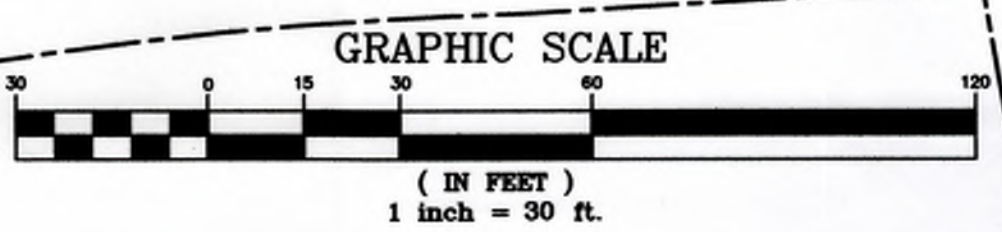
PREPARED FOR:  
**SALEMA K.I.D.S. REALTY VENTURES LLC**  
369 LAFAYETTE ROAD  
HAMPTON, NH 03842

**MHF Design Consultants, Inc.**  
44 Stiles Road, Suite One  
Salem, New Hampshire 03079  
(603) 893-0720  
ENGINEERS • PLANNERS • SURVEYORS  
www.mhfdesign.com

SCALE: 1"=30'	DATE: OCTOBER 30, 2018	DRAWING NO. 4328SP.DWG
DRAWN BY: CPS	CHECKED BY: CMT	PROJECT NO. 432817
		SHEET NO. 5 OF 13

**TOWN OF EXETER PLANNING BOARD**

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_





February 7, 2019

Kristen Murphy, Natural Resource Planner  
Town of Exeter  
10 Front Street  
Exeter, NH 03833

Re: 159 Epping Road  
Map 47, Lot 9.02

Sub: Revised Plans

Dear Ms. Murphy,

Please find enclosed the following plans and below supporting documentation regarding the above referenced project.

- **14 Copies of the reduced size (11x17) Draft Site Plan dated 2/7/19;**
- **1 Full size Draft Site Plan dated 2/7/19;**
- **PDF version sent via email dated 2/7/19.**

The plan has been revised to address the comments made at the Planning Board meetings held on 12/20/18 and 1/24/19 as well as previous comments received by the Conservation Commission as part of our previous Waiver and Conditional Use Permit request at the hearing held on 12/11/18. Based on the ongoing coordination between the Planning Board and Conservation Commission, a Draft Site Plan dated 2/7/19 has been submitted for discussion purposes at the upcoming meeting. Specifically, the items outlined in red on the attached plan are proposed changes, which we will ultimately incorporate in the final site plan package.

As you know, this proposal includes construction of a 7,011-sf drive-thru donut shop and retail pad development with work proposed within the Exeter Shoreland Buffer Zone and 40/50' Wetland Buffer Zones, with no direct filling or impact to wetlands. Since the initial meeting with the Commission back in December, permanent shoreland buffer zone impacts have been reduced by almost 50% with the design of additional retaining walls and reduction in impervious area and land disturbance, (current permanent shoreland buffer impact ~ 10,100-sf). The dumpster has been moved fully outside the shoreland buffer zone, parking has been reduced by almost 1/3 of the initial design (total parking = 35 spaces), and permanent buffer impacts have been mitigated with the inclusion of conservation seed mix to restore areas downstream of the development area (temporary shoreland impact ~ 5,700-sf). Additionally, we are proposing a row of "Land Banked" 5-parking spaces along the entrance driveway which will only be paved if a need arises due to buildout of the future retail space and as requested at the 1/24/19 PB hearing, we have also added the 75' wetland buffer line to the plans.

These substantial changes to the plans have been made in an effort to accommodate the requests made by the various board members to reduce impacts to wetland and shoreland buffer zones, while still creating a development that benefits the needs of our client, future customers and the development corridor along Route 27 in the Town of Exeter. As part of our Waiver and Conditional Use Permit requests, we seek a favorable recommendation from the Conservation Commission so that we can proceed in Site Plan approval with the Planning Board. We look forward to further discussions with the Commission at the upcoming hearing.

Please review the above information and should you have any questions, please feel free to call our office at your convenience.

Very Truly Yours,  
**MHF Design Consultants, Inc.**



Chris Tymula  
Project Manager

CR 432817

\\MFS\Company\_Data\Projects\Eng\432817\432817-CC Submittal Letter 2-7-19.doc

Cc: Durval Salema, Salema K.I.D.S. Realty Ventures LLC

**TOWN OF EXETER  
CONSERVATION COMMISSION MEMORANDUM**

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Date: December 12, 2018  
To: Planning Board  
From: Conservation Commission  
Subject: 159 Epping Road Shoreland CUP and Wetland Waiver Recommendations

Project Info:  
159 Epping Road, Salema KIDS Realty LLC  
Tax Map Parcel #47-9.2  
PB CASE: 18-17

**Wetland Waiver**

The Conservation Commission voted 6:1 during their December 11<sup>th</sup> meeting to not recommend approval of the wetland waiver as they felt the proposal has not met wetland waiver criteria 3 and 4. They recommended considering an alternate design to the layout of the front parking area in order to move the building toward Epping Road and relieve impact from the buffers. The Commission discussed looking at the area to the left (north) of its current location and/or consideration of encroaching on the 50' Epping Road setback by pulling the development forward. While realizing the purpose of a 50' buffer, we considered the cumulative effect of future developments along Epping road on the buffers and wetlands to the rear, if they in turn were to have similar impacts.

**Shoreland Conditional Use Permit:**

The Conservation Commission voted 6:1 during their December 11<sup>th</sup> meeting to not recommend approval of the CUP as they felt the proposal has not met CUP criteria a. and e. for the same reasons discussed above.



Bill Campbell  
Chair, Exeter Conservation Commission

cc: Chris Tymula, MHF Design Consultants

## Activity Dashboard of the Exeter Conservation Commission

ACTIVITY	PROPERTY	COMPLETED BY	NOTES
Trail Signs	Town Forests	2019	Start with list of signs. Need to vote funds to purchase lumber. Jon Thunberg will make signs. Ask members of trails committee to put them out. <b>Kristen</b> to organize the update of maps. Up-date blazes on trails in Town Forests, Replace kiosks w/ new signs
Mitigation	20 Continental Drive	2019	Explore opportunity to use money from mitigation money from developer to fund project(s) in Exeter before money is given to State fund. Develop list of potential shovel-ready projects supported by NHDES for future projects. Trevor Mattera, Lindsey White, Bill and Kristen.
Trail Walking Program	Town lands	Start 2019 and ongoing	Coordinate with Parks and Rec ( <b>Dave Tovey</b> ) to develop a series of monthly or bi-monthly hikes in Exeter. Met 1/18 w/Dave Tovey, Greg Bisson, Jessica Roy, Kristen Murphy, Bill Campbell. Decision to develop three projects for this year, Spring, Summer, Fall. Ideas: Bird Walk, Kayak trip. Further on, Forest Fridays.
Communications with Public	Exeter	Start 2019 and following	Object is to get more word out on activities of CC. <b>Ginny</b> to talk to Kathy Corson (New Town Communications Committee). Explore use of emails, newsletter (electronic?), webpage.

## Activity Dashboard of the Exeter Conservation Commission

ACTIVITY	PROPERTY	COMPLETED BY	NOTES
Recycling	Exeter	March 2019 and following	<b>Ginny</b> to explore setting up a table exhibit at Deliberative Session of what can be recycled, how materials must be prepared and how this helps Town. Perhaps move table to Town Offices in Town Clerk area after DS. Perhaps put out at Town Election?
Cottontail training	Nowak Rm and Morrissette or HS	1/26/19	<b>Kristen working with NHFG, UNH Coop Ext</b>
Snowshoe Event	Exeter Country Club	Saturday, February 16 <sup>th</sup>	<b>Dave O’Hearn</b> suggestion. Bonfire at the Irvine Conservation Area. Snowshoe route to be determined. Sledding, Skiing to be explored. <b>Dave and Drew</b> to work with Dave.
Easter Family Story Hour	Raynes Farm	Saturday, April 13 <sup>th</sup>	Idea from <b>Ben Anderson</b> to have a story hour with perhaps an Easter Egg Hunt, baby animals etc. <b>Ginny</b> and <b>Alyson</b> to help.
Community Garden	Gilman Park	Get ready for 2010 growing season?	Partner with Parks and Rec; Public Works; SELT. <b>Ginny</b> is the CC representative along with <b>Greg Bisson, Kristen and Bill</b> . Need to get estimate for fencing, water. Need a management plan also.
Alewife Festival	Swasey Parkway?	Summer 2019 or summer 2020	Brought to the Con Com by Don <b>Clement</b> . Suggestion was to organize the event, inviting other groups. If we had a booth there, would need some volunteers to manage it. With Swasey under construction a potential could be a forum at Town Hall highlighting the activities going on in town C-Rise, MS4 Permit, AOC & N Control Plan, Healthy Lawn Clean Water,

## Activity Dashboard of the Exeter Conservation Commission

ACTIVITY	PROPERTY	COMPLETED BY	NOTES
Raynes Farm Stewardship	Raynes Farm	January 2019 and Ongoing	Meet with LCHIP people in January. Look to Don Briselden's memo. Work on the concept of an <u>Exeter Conservation Center at Raynes</u> . Set up a <u>Friends of Raynes Group</u> . Also see additional list. <u>Meet with Stewardship Committee &amp; get on regular schedule, suggest quarterly Meeting set for 1/28/2019</u>
Morrisette Property	Court ST/SST Parking lot Exeter	Earth Day 2019	Kristen to contact Anne Demarco or other SST staff to discuss student involved Clean up for parcel. Work with PW to remove material. Settle and mark new trail.
Smith-Page Property	Drinkwater Road		Repair signage. Re-mark/clear trail. Eliminate poison ivy.
Invasives	Town Forest/HS		<b>Carlos'</b> ongoing project.
Open Space analysis	Exeter		Lindsey will look at properties for mitigation potential. Review master plan action agenda for additional recommendations.

Activity Dashboard of the Exeter Conservation Commission

ACTIVITY	PROPERTY	COMPLETED BY	NOTES
Trail Passport Activity	Several Properties		Raynes, Morrissette, Henderson Swasey, Fresh River. Need new “stamp markers” and cemented in posts. Consider partnering with Stillwells as an icecream award.
Granite HS Sign	HSTF	2019	Sign has been delivered, Jay Perkins will install in Spring
Signs for Pete’s Path and McDonnell	Garrison lane and Skate Park	2019	Spring
ADA Trail	McDonnell Easement?		<b>Kristen</b> and <b>Bill</b> to check with Dianne Arnheim. Contact person who did the one in Brentwood. Assess need. 1/23/19 Dianne prefers no ADA trail. Suggested Riverwoods. Bill to check.
Disturbances	McDonnell	2019	Kristen and Bill meet with the Chief. He was going to contact Dianne; follow up with dispatcher (although he believes person no longer there); Check on patrols. 1/25/19 no contact from police. Dianne feels she has a contact there, if needed.
Plantings for HS	HSTF	Friday April 26 <sup>th</sup>	Need to evaluate last year’s planting and decide if want to do some this year and if so, what type. This or alternate plan for PEA students. Partner with J. Decarlo
Publicity for CC activities		Ongoing	Look at possibilities with Newspaper, Facebook etc. Ideas: New LCHIP sign by Kathy Norton. New trail signs in HS.
Use Application Form	Raynes	2019	<b>Sally</b> and <b>Alyson</b> working on draft. Presented at 1/11/18 meeting.

## Activity Dashboard of the Exeter Conservation Commission

ACTIVITY	PROPERTY	COMPLETED BY	NOTES
Bridge Work	Oaklands		Repair boardwalk bridging over wetlands
Snowhounds	Oaklands	2019	Address beaver dam “maintenance” activity, respond to Thomas. Current agreement expires 2019. Consider annual approval (vs 5 year) to keep more frequent communication.
No Hunting Signs	Swasey, HS		Post perimeter w/ new signs prior to fall 2019 hunting season
Property Monitoring - Interns	All	Spring, Summer 2019	Address list of areas of concern and plan for fix (Allen St, Cheney, 80 Epping, review reports for others), develop priorities for Interns, advertise/select. Assign parcels to new members of ECC.
Raynes Ag Use	Raynes	???	Dave Short’s ag proposal
Land Acquisitions	Brentwood Rd, SELT Parcels (2), Church		ID Steps (additional if for mitigation) and who is lead Offer from Peirce family on Linden Street to donate land on Exeter River. Meeting 2/1/19
VRAP	9 sites	Spring-Summer 2019	NEED VOL HELP HERE Visits are every other week from June – Sept. I can train to accomplish on weekend if CC interest. Partner w/ River study?
Master Plan Action Agenda Review	All	March 2019	Kristen & _____ to review master plan action items and develop implementation plan. Due to Dave March.
Rain barrel Program?			Are we doing one?
National Trails Day			Are we doing one?





## 2019 Goal Setting Session

**Goal 1:** Deeper partnership with Parks and Rec, YMCA and other community groups. (Relates to Master Plan Support, 3, 8)

- Exploring Exeter trail program w/ Parks and Rec
  - 2/16 6:30 pm Full Moon snowshoe @ Irvine,
  - 5/18 8:30 am Bird Walk at McDonnell
  - 7/20 date/subject TBD
  - Fall date/subject TBD (possibly kayak tour)
- Forest Fridays – Active Adult walks with Melissa Roy and Kristen Murphy (dates/locs tbd)

**Goal 2:** Have focused/goal oriented outreach events. For example, prioritize Raynes farm in prep for CIP and LCHIP application, prioritize events that also help to meet Town's MS4 and AOC requirements. (Relates to Master Plan Support, 7)

- Conservation Center at Raynes Farm – need to ID events
- Recycling table at Town Meeting & Town Clerks office (Ginny & DPW)
- Rain Barrel Sale (Kristen &???)
- April SST Collaborative Clean Up along the Little River and Morrissette property (Kristen &???)
- VRAP & building volunteer support for implementation(Kristen)

**Goal 3:** Develop and maintain a list of conservation related activities going on by other groups in town so the Commission members are informed and can be a point of reference for the public. (Relates to MP Support, 8)

- Kristen to create a sub-page on CC website
- Public forum? (Kristen) (also would meet Goal 2)

**Goal 4:** Incorporate higher quality public events that utilize experts and require a donation by participants to supplement the conservation fund (Relates to MP Support, 8)

- Combine with goal 2?

**Goal 5:** Improve Commission education on their role, the regulations, communication with the Planning Board, and development of effective recommended conditions. (Relates to MP Communicate, 2?)

- Ginny to work with Kathy C on how to expand connections/outreach

**Goal 6:** Maintain trails on conservation lands open to the public. (Relates to MP Steward, 11 and could relate to MP Steward 12)

- Update and improve signage and marking in Town Forests
- Replace Smith Page sign, clear/mark trail, poison ivy control (Bill)
- Install signs at skate park end of Morrissette, Garrison Ln entrance to Little River

**Goal 7:** Work to ensure a resilient community in both the short and long term. (Relates to MP Prepare, 3, 4, 5 and Steward, 1)

- Establish Community garden (hopefully at Gilman Park) for 2019 growing season
- Develop a list of potential mitigation projects (Trevor, Lindsey, Alyson, Bill, Kristen)
- Invasive Plant management at Henderson Swasey TF (Carlos)
- Review Master Plan action items @ develop implementation plan (Kristen)
- Golf Course Living Shoreline Project (Alyson, Trevor, Kristen)

OTHER:

- 1/26 Host Winter Cottontail Survey training w/ UNH Coop Ext (Kristen)
- 4/13 Ben Anderson use request @ Raynes Barn
- Trail Passport (Alyson, Kristen)
- H-S Granit Sign replacement (DPW)
- ADA trail (Bill & Ginny)
- 4/26 PEA ids activity (invasive removal, plantings, ???) (Bill)
- Publicity for CC (LCHIP sign w/ Kathy, others???—Bill)
- Bridge repairs at Oaklands over prime wetlands
- Beaver deceiver maintenance in Oaklands
- No Hunting Signs – H-S, Swasey Property, Cheney (Interns, Bill, Kristen)
- Property Monitoring – Interns (Kristen)
- Land Acquisitions – (Bill & Kristen)
- National Trails Day???
- Woodcock Walk
- CIP and Budget Process Preparation (Drew, Bill or Chair, Kristen)
- Quarterly Trail Committee meeting (Drew/Dave)
- Quarterly Raynes Farm Stewardship Committee meeting (Sally)
- List of funding sources (Bill)

## LCHIP Grant Application Follow-up Mtg Feb 4, 2019

Bill Campbell, Sally Ward, Kristen Murphy, Dijit Taylor, George Borne

Large number of Historic Resources – 26 funded applications of which 17 received less than they requested. Application was very thorough, organized, detailed.

Future applications would benefit from:

- Need to place more emphasis on defining the future use. Work “Conservation Center” idea into the application and emphasize a bit more our working with Parks and REC
- Be sure to include some funds requested to cover archaeo just in case it is needed. Though the application may have stated it was unlikely to be needed because nothing was discovered the first time they lifted the barn, the budget sheet should “be a statement of priorities”. Everything that is a priority action needs to be there...even if it’s a “just in case” type cost.
- If our existing agreements contribute to a limitation on use of the property, identify those restrictions and meet with LCHIP outside of the grant process. They have a degree of flexibility on their property restrictions.
- The curriculum and 4<sup>th</sup> grade especially school connection would be a great one to explore. The state standards for science and history for 4<sup>th</sup> grade talks about NH history. Using the barn as a physical display of the transition of agriculture in NH is a great, real world, tangible example for students. Recommend reviewing the curriculum standards and reaching out to a teacher to see if a partnership is possible.
- Some properties to look at for examples of use opportunities – Drumlin Farm in MA, Gilesland Farm in Maine, perhaps Prescott Farm in NH, Danvers barn Nick Campion manages
- Explore the potential for a Mooseplate Grant for a portion of the request. This can be a match for LCHIP. Look at requirements, our list of budget items and talk to Amy Dixon. Note it is a complex application for the small amount of funds but going through that process lines you up nicely to transition it into an LCHIP request.
- Application lacked details on why retaining the silo is important. Look at State Registry application and quote the statement of significance” with respect to the property and specifically this structure
- The story of the site as the local town landing resonated with reviewers. Emphasize/explore this further.

Post meeting discussion:

- Look into parking opportunities. How can we get a bus there?
- There seems to be a threshold for use compatibility in LCHIP’s mind. We need to explore this further. The idea of using the barn resonated but using it for things like a wedding, definitely exceeded their concept threshold.
- Share results with Commission. We need to take a deeper look at how the future timeline for application looks. Consider do we have time to beef up use activity of the barn, submit a mooseplate application by the deadline, followed by an LCHIP application? Does that work for this upcoming year? Do we need a year of emphasizing use of the site? Particularly if the applications are due late spring/early summer.

**These minutes are subject to possible correction/revision at a subsequent  
Raynes Farm Stewardship Committee meeting**

Raynes Farm Stewardship Committee  
DRAFT MINUTES  
January 29<sup>th</sup>, 2019

Members Present: Bill Campbell, Ben Anderson, Ginny Raub, Sally Ward, Don Briselden, and Nick Campion. Staff present included Jeff Beck from DPW and Kristen Murphy from the Planning Department.

Bill Campbell called the meeting to order at 8:05. He asked if anyone was interested in the chair position of this committee. He nominated Sally Ward for the position, seconded by Don Briselden, which passed unanimously.

Bill shared that Exeter was not awarded an LCHIP grant in 2018 for Raynes Barn improvements. Kristen expressed the application process itself was rewarding and useful. In addition to re-familiarizing herself with the history there, the process required an update to the Historic Building Assessment. This provides guidelines and prioritization for repairs and how to ensure those repairs retain the historic character of the site and will be a great resource moving forward. Bill and Kristen will be meeting with LCHIP on Monday February 4<sup>th</sup>. LCHIP offers these meetings as an opportunity to provide some guidance for improving applications in the future. Sally expressed an interest in attending and Kristen said she would send her the specifics on meeting location, time.

Bill introduced the current draft Use Agreement. Sally provided an overview of the process that she and fellow conservation commission member, Alyson Eberhardt went through to update the document and ensure it was compatible with other town applications. Kristen asked for specific feedback on the thresholds set in the document such as applying to activities with 10 or more participants, maximum barn capacity of 50 participants and port-o-potties required for events lasting more than 3 hours. No concerns were expressed. With regard to fees, the committee felt without a history to rely upon, it would be difficult to recommend a set fee. Nick also suggested we check with Parks and Recreation on charging fees. In Massachusetts, there is an RSA that indicates if you charge for using a property the Town then accepts some liability. Kristen said she would check with Greg Bisson to see if he is aware of a similar regulation in NH. Don Briselden suggested we add a statement to Section B that “Any of these regulations can be waived by the Conservation Commission upon written justification”. Ben motioned to recommend this application with Don’s amendment to the Conservation Commission, seconded by Sally. The vote passed unanimously.

Don Briselden said while watching the budget discussion on the Raynes CIP request, he developed two suggestions for moving forward. He feels it is important that when Raynes budget items are presented, the request be presented with a strong background about the property and key talking points on the goals and objectives of this facility. He suggested these ideas be presented by someone representing the Commission. The other thing that he suggests is the commission focus on developing a strong plan for the use of the property. To those means, he suggested there may be a benefit to consider Raynes Farm as a conservation center and a focal point for conservation-related events and outdoor activities. Jeff cautioned that this may trigger building code/safety thresholds for a place of assembly. Don clarified that he suggests the use would still

**These minutes are subject to possible correction/revision at a subsequent  
Raynes Farm Stewardship Committee meeting**

be limited to the same restrictions as today, which meet safety standards and instead small scale events combined with the “soft touch” of adding “Conservation Center at Raynes Farm” to the advertising would, overtime, help to establish a base of support for the property. Don also suggested it would be beneficial to consider financial support for Barbara Rimkunas to prepare an Exeter Minute to highlight the barn. We could time it to coincide with the future budget requests which the committee also supported. He also reminded the group of the Raynes video that Exeter TV developed as another resource. The Committee expressed strong support for these concepts.

Ben Anderson provided an overview of his request for a family-friendly Easter event at Raynes Farm on April 18<sup>th</sup> with baby animals, an egg hunt, and story hours. The Conservation Commission expressed support for this event at their January meeting. The committee then brainstormed other types of events that would be appropriate with the property in its current condition to help build this base of support:

- scavenger hunt
- open air painting session
- bat box building
- bluebird box building
- disc golf event
- telescope night
- kite flying
- Parks and Rec Forest Friday’s trip
- Story walks
- Collaboration with Exeter Historic Society – Anne Schreiber
- Geocaching

Don suggested we still continue through these events to establish a “Friends of” group. This could be an informal group to start. It was thought in the future this could be expanded to an official non-profit group, and that Hope Godino at the Library would be a good resource for this process.

With no further business, Bill Campbell concluded the meeting at 9:10

Respectfully Submitted, Kristen Murphy

**Town of Exeter New Hampshire  
 Consevation Commision  
 Budget, Reciepts and Expenditures for the Fiscal Year Ending 12/31/2018**

For The Months Ended December-2018

**Account 01461105-**

Category Number	Category Name	Budget 2018	Expended 2018 YTD	Remaining 2018 Budget	Comment
51200	Sal/Wages - PT	\$ 1,000	\$ 1,353.50	\$ (353.50)	
51210	Sal/Wages - Temp	\$ 2,520		\$ 2,520.00	
52200	FICA	\$ 218	\$ 83.91	\$ 134.09	
52210	Medicare	\$ 51	\$ 19.63	\$ 31.37	
55044	Community Services	\$ 830	\$ 490.31	\$ 339.69	
55051	Conservation Land Administration	\$ 400	\$ 221.72	\$ 178.28	
55058	Contract Services	\$ 1,000	\$ 1,200.00	\$ (200.00)	
55088	Dues	\$ 930	\$ 929.00	\$ 1.00	
55091	Education/Training	\$ 110	\$ 250.00	\$ (140.00)	
55171	Legal/Public Notices	\$ 50	\$ 60.00	\$ (10.00)	
55224	Postage	\$ 20	\$ 1.41	\$ 18.59	
55247	Registry of Deeds	\$ 30		\$ 30.00	
55254	Roadside Mowing	\$ 1,800	\$ 2,075.00	\$ (275.00)	
55293	Supplies	\$ -		\$ -	
55304	Trail Management/Maintenance	\$ 600	\$ 375.09	\$ 224.91	
<b>Total</b>		<b>\$9,559</b>	<b>\$7,059.57</b>	<b>\$2,499.43</b>	

Other Accounts			Balance	
Account -9074	80 Epping Rd Conservation Monitoring		\$ 1,000.10	
Account -9465	Conservation Fund		\$ 6,570.34	\$400 LCHIP Donation, \$200 trail race donation and \$290.71 in expenses for Cole property
Account -8739	Forestry Account		\$ 12,676.33	

\_\_\_\_\_  
 Andrew Koff, Treasurer

\_\_\_\_\_  
 Date

Exeter Conservation Commission  
January 8th, 2019  
Town Offices Nowak Room  
Draft Minutes

**Call To Order**

1. Introduction of Members Present

Present at tonight's meeting were Bill Campbell, Alyson Eberhardt, Dave Short, Lindsey White, Trevor Mattera, Kristen Murphy, Don Clement, and Dave Sharples. Carlos Guindon, Ginny Raub, Sally Ward, Todd Piskovitz, Andy Weeks, and Lucretia Ward were not present at this meeting. Mr. Campbell called the meeting to order at 7:00 PM.

2. Public Comment

Joanie Pratt of Wentworth Street discussed a citizens' petition on the warrant, which would enact a rights-based ordinance relating to a healthy climate, people and ecosystems. There will be an open community meeting to discuss it on Sunday January 13th at the Unitarian Church from 3 - 5 PM.

**Action items**

1. Master Plan Overview, Dave Sharples and Aaron Brown

Mr. Sharples discussed the Master Plan and its thirteen action items for the town. The action agenda is broken into six categories: support, prepare, steward, grow, connect, and communicate.

The Support action asks town organizations to identify new facilities or programming that could be added. For example, Con Com is involved in nature hikes, snowshoe walks, and outreach activities. They could develop a public awareness campaign on water quality.

The Prepare action could include inventorying properties vulnerable to natural hazards such as sea level rise; considering alternatives to minimize risk in these areas; implementing land use policies to minimize risk; and educating property owners.

The Steward Action could include identifying properties less likely to be developed based on regulatory requirements and determining their priority for acquisition. They should review the criteria for acquiring land for conservation and consider adding criteria related to flooding and climate change. Based on this revised criteria, they should prioritize parcels of interest for conservation and develop a 10-year schedule for implementation. They should review and update the trail maintenance plan of 2009 and develop a 10-year schedule for maintenance, improvements, or future assessments. They could establish a "Friends" group of volunteers, to which Ms. Murphy responded there's a large trails committee with three active members. Mr. Sharples continued that they should prioritize town conservation properties in need of invasive species management, and review and revise existing forest management plans for Henderson-Swasey and Oaklands.



Regarding the Communicate Action, they should continue to organize community forums to discuss issues important to Exeter. He suggested that larger events should provide food and childcare to be more inclusive.

Mr. Sharples said that the next step is to discuss and prioritize the action items in the plan. He encouraged the Commission to utilize staff, especially himself and Ms. Murphy, and the Master Plan Oversight Committee as resources for the work of implementing the vision and action items set forth in the Master Plan. The action items are categorized as short term, midterm, and long term, but the timeline is not set in stone.

Ms. Raub asked if the Oversight Committee is just a resource, or if they going to be monitoring the Conservation Commission for progress on the items. Mr. Sharples said that every year he would do an analysis of the action items in his annual report, and provide it to the Oversight Committee. Ms. Eberhardt asked how boards are held accountable, and Mr. Sharples said he would keep track of ConCom through Ms. Murphy. Ms. Murphy added that a lot of these items relate to work they're already doing. Mr. Sharples said that Master Plans cover 5 - 10 years, so they have time to implement any changes.

Mr. Campbell said the action items for this Master Plan are very clear and he appreciates that. Mr. Clement said the emphasis on the action plan is what's really different about this Master Plan. Mr. Sharples agreed, saying that the previous plan had so many recommendations they couldn't get it all done, whereas this one tried to list a manageable number of action items. Mr. Campbell said the plan is online for public viewing.

## 2. DES Wetlands Rule Update

Mr. Campbell discussed changes to the wetlands rules made by DES and the response from the New Hampshire Association of Conservation Commissions (NHACC). The new draft regulations address Lower Scrutiny Approval permits, which apply to projects under 3000 sq. ft. that don't have sensitive resources affiliated. These projects could be approved by Permit by Notification with a 5 day turnaround time. NHACC is concerned that there is no role for conservation commissions in that process, and has questions about how to determine what is not a sensitive area. Some changes are positive, such as an expedited review of living shoreline and restoration projects, but others are negative, such as expanding Lower Scrutiny Approval residential permits from single-family structures only to three-family developments. He asked if the Commission would like to craft a letter about areas of support and concern. If so, they must comment by January 18th.

Mr. Mattera said his main concern is the removal of a point of review. DES has expanded the list of types of projects that would potentially fall under PBN (Project By Notification). He appreciates that DES need to use their limited resources to focus on larger projects, but they need to give conservation commissions the option of weighing in, even if just reviewing a project by email for red flags. Mr. Campbell said they'd like to have the opportunity, even if they didn't always act. The review process for smaller projects will go from 10 days to 5 days, and even big projects are reduced from 75 to 30 days. He asked if the changes are made, could we get a heads up from the Planning Department on new projects and comment.

Ms. Eberhardt asked if the Commission can weigh in on projects via email, or if their review needs to be a public hearing; Mr. Clement was concerned about a conflict with RSA 91-A. He added that each conservation commission has a better understanding of the local area

than the state does, and the state needs input from the advisory committees, even if the recommendations are not followed. He would like to see pushback to the new regulations.

Mr. Koff asked if bigger projects would need to get approval through the Planning Board, so there would be other ways to get their concerns heard. Ms. Murphy responded only sometimes. Exeter has buffer regulations, so the Commission would be making comments on a conditional use permit that DES may have already permitted. This would create a divide between local communities and DES. The town is required to meet MS4 and AOC administrative order of consent requirements, and they're not allowed to meet them if they allow fill without review. Mr. Campbell asked the Commission to authorize him to send a letter with comments.

**MOTION:** Mr. Koff moved to authorize Bill Campbell to craft a letter to DES regarding the draft regulations. Ms. Raub seconded. All were in favor.

### 3. Committee Reports

#### a. Property Management

##### i. Raynes Farm Use agreement

Ms. Eberhardt presented a draft of the use application for Raynes Farm that she, Ms. Raub, and Ms. Murphy had prepared. She said they tried to align this permit with the town's new property use policy, with a checklist on the first page listing required permits/reviews. They would be using this agreement for any activity at Raynes Farm with more than 10 participants, and she wondered if the application would seem onerous to smaller events. She suggested that they move the checklist to an appendix and require people to provide proof of permits. She added that the fees are described as determined on a case-by-case basis, either a small percentage of the proceeds or a flat fee, and asked if they could be more specific on the fees.

Mr. Clement suggested dividing the use of the farm vs the barn, with a combined fee if using both. Ms. Raub asked how they managed the golf tournament, and Ms. Murphy said a 50/50 split of the proceeds, which was the organizer's suggestion. Ms. Raub said it's difficult to decide a dollar figure without precedent. Mr. Clement said the Select Board broke the fee structure into four different categories: Exeter nonprofits, non-Exeter nonprofits, Exeter for-profits, and non-Exeter for-profits. Ms. Murphy said that it was intentional to include language about a percentage of the proceeds; if the event doesn't earn money they don't give the Commission money, which will help to accommodate nonprofits. Mr. Campbell asked if there should be a base fee, since they're using resources such as electricity. He pointed out that small events may not plan to have any proceeds.

Ms. Eberhardt wondered if there should be two different applications, one that would accommodate a small community group like a kids' play and one that would address a large group with beer and wine and music. She thought the proposed application might be overly complicated for a simple event. Ms. Raub said she'd rather have one application that you could fill out as necessary. Mr. Mattera added that it would be hard to find the line, since it could be a small nonprofit that wanted to have fire pits and alcohol.

Ms. Eberhardt asked how they would come up with fees without data. Mr. Short said that if the issue is a lack of historical records, they could take a year or two to build that kind of record, in the meantime say "a fee, if any is required, will be negotiated at the time of contract."

Mr. Campbell liked the idea of waiting 6 to 8 months to get data. Ms. Eberhardt wanted to add to the application that these monies go back into the upkeep and maintenance of the barn and land. In response to the query that too much was being asked of small groups, Mr. Campbell felt that it would be easy just to cross out the stuff on the application that doesn't apply rather than have a separate application. Ms. Raub suggested that the regulations should be on the first page so they won't fill out the application when not eligible, but Mr. Koff said that they would read the whole application before proceeding.

Mr. Campbell said he didn't like the language of the "privilege" of using Raynes Farm, he would rather say "use" of Raynes Farm. Mr. Koff said just say "event dates:" and Ms. Eberhardt agreed. Mr. Campbell asked them to put in the motion that they will review the fees in 8 or 10 months.

**MOTION:** Mr. Short moved to approve the Raynes Farm application with the changes as discussed, with a review in 8 or 10 months. Mr. Mattera seconded. All were in favor.

b. Trails

i. Trail Sign Estimates

Mr. Campbell asked the Commission to authorize money to make more signs for the town forest. There would be four 11x17 metal signs, two on each side of the tunnel: one sign a map of the Oaklands, and one of Henderson-Swasey. They would also like to make half a dozen wood signs for the Watson Road parking lot, different trails, etc. Additionally, there would be four PVC signs on posts, two in the Oaklands and two in Henderson-Swasey, the latter replacing ones that had been taken out. They could include a QR code so you can get a map of the area on your cell phone.

Ms. Murphy said it would be \$160 for the outdoor metal signs and \$360 for four interior PVC signs, plus wooden signs. Mr. Campbell suggested \$600. Mr. Short said if there's a shortfall the Trails Committee can cover it. He added that the Trails Committee also want to get some wooden signs made, but Mr. Campbell said they should bring the issue before the Conservation Commission, adding that he would like the signs made by John Thunberg for uniformity and affordability. Mr. Short said they don't want to abuse Mr. Thunberg, and suggested that Mr. Thunberg could do the routing of the signs and the Trails Committee do the painting and varnish.

**MOTION:** Mr. Short moved to approve \$600 for the signs. Mr. Koff seconded. All were in favor.

c. Outreach Events

i. Cottontail Pellet Collection Training Workshop Jan 26, 8 - 1, Nowak Room

Ms. Murphy said that the UNH Cooperative Extension and Fish and Game reached out to her about hosting a workshop in Exeter on a winter cottontail survey. The event would be held partly in the Nowak Room and partly in the town forest. Attendees would learn how to collect rabbit pellets and send them in for analysis. The organizers would like participants to register in advance.

4. Treasurer's Report, Drew Koff

Mr. Koff said that there is a delay for the final FY18 numbers, so he asked that they not vote on the budget yet as it's only a draft. They didn't hire an intern this year, so there is some excess budget. They shifted money around for overspending in some categories. Mowing cost more, so they transferred that. For next year's budget, they consolidated categories; there were so many categories this year it was hard to use all of the budget money. Next month he'll have the final version to approve. Ms. Eberhardt asked about the category of community services, and Ms. Murphy said that covers all outreach events. They consolidated trail management and community services in the FY19 budget, since they're all volunteer-dependent.

5. Approval of Minutes: Dec 11 meeting

**MOTION:** Ms. Raub moved to approve the minutes as written. Mr. Mattera seconded. Ms. Eberhardt recused herself, as she was not present at the Dec 11 meeting. All were in favor.

6. Correspondence

- a. No correspondence was discussed.

7. Other Business

- a. No other business was discussed.

8. Next Meeting

- a. Date Scheduled 2/12/19, Submission Deadline 2/1/19

**Non-public session**

**MOTION:** Ms. Raub moved to go into nonpublic session pursuant to RSA 91-A:3, II (d), for the consideration of the acquisition, sale, or lease of real or personal property. By a roll call vote, all were in favor, and the meeting went into nonpublic session at 8:25 PM.

**Adjournment**

Respectfully Submitted,  
Joanna Bartell  
Recording Secretary