



# 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 virtually (see connection info below\* and details attached) on  
**Tuesday, April 14<sup>th</sup>, 2020 at 7:00 P.M.**

### Call to Order:

1. Introduction of Members Present
2. Public Comment

### Action Items

- Shoreland Permit Application for a single family home and detached barn on Nelson Drive, (Tax Map 83, Lot 56).
- Committee Reports
  - a. Property Management
    - i. Morrissette Pollinator Project & Signs
    - ii. Funding Request: Conservation Landowner Outreach
  - b. Trails
    - i. Trail Work Update, and Supply Funding Request
  - c. Outreach Events
    - i. Spring Tree Program Update
    - ii. SkyWatch Star Gazing Event Update
    - iii. Rain Barrel Program Open Through May 25<sup>th</sup>
  - d. Tree City Subcommittee
- Approval of Minutes: Feb 11, 2020
- Correspondence
- Other Business
- Election of Officers
- Next Meeting: Date Scheduled (5/12/20), Submission Deadline (5/1/20)

### 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

*Exeter Conservation Commission*

*Posted April 10<sup>th</sup>, 2020 Exeter Town Website [www.exeternh.gov](http://www.exeternh.gov) and Town Hall Kiosk.*

### \*ZOOM MEETING INFORMATION:

- Join Zoom Meeting: <https://us04web.zoom.us/j/2080582669>
- Meeting ID: 208 058 2669
- One tap mobile
  - +16465588656, 2080582669# US (New York)
  - +13126266799, 2080582669# US (Chicago)
- Dial by your location
  - +1 646 558 8656 US (New York)
  - +1 312 626 6799 US (Chicago)
  - +1 720 707 2699 US (Denver)
  - +1 253 215 8782 US
  - +1 301 715 8592 US
  - +1 346 248 7799 US (Houston)
- Meeting ID: 208 058 2669
- Find your local number: <https://us04web.zoom.us/j/2080582669>

For technical assistance connecting to this meeting,  
please call 603-418-6425 or email Bob Glowacky at [rglowacky@exeternh.gov](mailto:rglowacky@exeternh.gov)

**TOWN OF EXETER  
PLANNING DEPARTMENT MEMORANDUM**

---

Date: April 10, 2020  
To: Conservation Commission Board Members  
From: Kristen Murphy, Natural Resource Planner  
Subject: April 14<sup>th</sup> Conservation Commission Meeting

***Nelson Drive, Shoreland Application***

This project was raised during public comment by abutters in January and has undergone some redesign with respect to the sewerline since then. As discussed at the prior meeting, this lot has been deemed an existing lot of record and is therefore exempt from our local shoreland conditional use permit process in accordance with 9.3.4.I.5. The proposal as currently designed will however require a local wetland conditional use permit. Though the applicant is aware of local permit requirements, they wish to proceed through the state permit process first. The applicant is also aware the Commission will be discussing the shoreland application during the April meeting, but is not planning on attending. My correspondence with the engineer and the shoreland application is attached.

*Suggested Motion: Send a memo to the State indicating:*

\_\_\_\_\_ *We have reviewed this application and have no objection to the application as proposed.*

\_\_\_\_\_ *We have reviewed this application and recommend that the application be  
(approved)(denied) as noted below:*

**Committee Reports**

- a. Property Management:
  - i. Morrissette: Update on the mowing plan, milkweed planting, Monarch Waystation registration for Morrissette & Whites Meadow (\$30)
  - ii. Conservation Landowner Outreach: We have identified priority areas for preservation and are imitating outreach to gauge interest in land conservation. We can go over the properties in more detail in the non-public session. Requesting funds to offset costs for the postcards and postage (\$37)
- b. Trails:
  - i. Bill, Carlos and Dave have been busy. I'll let them update us. I know there are expenses for some additional sign costs (\$18). Dave is looking into whether there is a need for some wood and supplies for bridge repairs.

**Election of Officers**

Chair -future vacancy  
Vice Chair - Drew  
Treasurer - Dave  
Clerk - Sally



---

## Re: NHDES Shoreland application and drawings

1 message

---

**Kristen Murphy** <kmurphy@exeternh.gov>

Wed, Apr 1, 2020 at 1:00 PM

To: Bruce Scamman <bscamman@emanuelengineering.com>

Cc: Luke Hurley <lhurley@gesinc.biz>, "Tom Scanlon (thomas-scanlon@comcast.net)" <thomas-scanlon@comcast.net>, JJ MacBride <jmacbride@emanuelengineering.com>, Myles Virgin <mvirgin@emanuelengineering.com>, Doug Eastman <deastman@exeternh.gov>, David Sharples <dsharples@exeternh.gov>, Barbara Mcevoy <bmcevoy@exeternh.gov>

Good morning Bruce et al.,

Thank you for sending along the electronic version. As you stated, the project is exempt from the Town's shoreland regulations per 9.3.4.1.5 pertaining to existing lots of record. Based on review of the plans, this project will require a wetland conditional use permit (CUP) from the Town. I have included the wetland portion of our zoning regs as an attachment because they were amended by vote at Town Meeting and we have not yet updated the regulations on our website. You can find the rest of our zoning regulations on the website [HERE](#).

I do want to call your attention to the CUP criteria, specifically 9.1.6.B.2. "No alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible;". It appears to me there may be sufficient space on the west side of the house to accommodate the barn. See attached rough sketch. Please be sure your application response addresses this.

Applications can be found [HERE](#) see Planning Board Conditional Use Permit Applications -Wetland Conservation Overlay District. Plans will need to be amended to add the required wetland buffers.

The application once filed would need to go before the Exeter Conservation Commission and then to the Planning Board. You can find submission requirements and meeting deadlines at the same link as Applications above. At this time both committees have planned to meet during their regularly scheduled meetings virtually.

It is likely the Conservation Commission will have comments on the State Shoreland application as well so it may be advantageous to address both during the April CC meeting. The Commission (and Planning Board) typically requests a site walk. We could do that jointly if you like. Typically the best time for the CC is 5:30 prior to their meeting. I am hoping we can still accommodate that while meeting the CDC guidelines. Alternatively, you could pre-mark the site with stakes and the boards could visit independently prior to the meeting. You can indicate your preference for approach and date/time in the application letter.

One final note: I believe Doug has already spoken of the requirements in section 9.4 Floodplain Development ordinance. But it may be worth a review with him prior to submission to be sure you are aware of all requirements.

Kristen

On Tue, Mar 31, 2020 at 1:03 PM Bruce Scamman <bscamman@emanuelengineering.com> wrote:

Kristen,

Attached are the drawings and the application as we discussed. If you have any other concerns or questions please contact me.

Additionally, please let me know if there is any required meetings that this project is required to attend.

Thank you,

Bruce D. Scamman, P.E.

Civil Engineer



“He who wants milk should not sit on a stool in the middle of a pasture expecting the cow to back up to them.”

-Unknown

“He becometh poor that dealeth with a slack hand: but the hand of the diligent maketh rich.”

Proverbs 10:4

--

Kristen Murphy  
Natural Resource Planner  
Town of Exeter  
10 Front Street, Exeter, NH 03833  
(603) 418-6452

---

## 2 attachments



**Sketch.JPG**  
2568K



**2020 Adopted Wetland Zoning Regulations.pdf**  
45K





# SHORELAND PERMIT APPLICATION

Water Division/ Shoreland Program  
Land Resources Management

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



RSA/Rule: RSA 483-B, Env-Wq 1400

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

This is an application for a permit to excavate, fill or construct new structures within the protected shoreland as regulated under RSA 483-B. For a complete list of activities that do not require a shoreland permit, view the shoreland program [frequently asked questions](#) (FAQs).

Please type or print clearly. For more information, visit the new [Land Resources Management Application Return Process](#) webpage located on the Shoreland Program page.

<b>1. PROPERTY OWNER</b>			
LAST NAME, FIRST NAME, M.I.: Scanlon, Thomas			
ADDRESS: 87 South Road	TOWN/CITY: North Hampton	STATE: NH	ZIP CODE: 03862
PHONE: 603-926-0366	EMAIL: thomas-scanlon@comcast.net		
<b>2. PROJECT LOCATION</b>			
ADDRESS: Nelson Drive	TOWN/CITY: Exeter	STATE: NH	ZIP CODE: 03833
WATERBODY NAME: Little River	TAX MAP: 83	LOT NUMBER: 56	
<b>3. CONTRACTOR OR AGENT</b>			
LAST NAME, FIRST NAME, M.I.: Scamman, Bruce			
ADDRESS: 118 Portsmouth Avenue	TOWN/CITY: Stratham	STATE: NH	ZIP CODE: 03885
PHONE: 603-772-4400	EMAIL: bscamman@emanuelengineering.com		
<b>4. CRITERIA</b>			
Please check at least one of the following criteria:			
<input checked="" type="checkbox"/> This shoreland permit application requires neither a proposal to make the property more nearly conforming nor a request for a waiver of a minimum standard.			
<input type="checkbox"/> This shoreland permit application includes a proposal to make the structures and/or the property more nearly conforming.			
<input type="checkbox"/> This shoreland permit application includes a request for a waiver of the following minimum standard(s) under RSA 483-B:9, V _____.			
<b>5. PROJECT DESCRIPTION</b>			
Provide a complete description of the proposed project. The proposed project is for the construction of a single family farm and detached barn.			
<b>6. RELATED NHDES LAND RESOURCES MANAGEMENT PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT:</b>			
Please indicate if any of the following permit applications are required and, if required, the status of the application.			

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

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

<http://www.des.nh.gov>

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 type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input 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
Wetlands Permit Per RSA 482-A	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	_____	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED

**7. REFERENCE LINE ELEVATION (REQUIRED FOR LAKES, PONDS, AND ARTIFICIAL IMPOUNDMENTS)**

Reference line elevations for most lakes, ponds, and artificial impoundments greater than 10 acres in size are listed in the [Consolidated List of Waterbodies Subject to the Shoreland Water Quality Protection Act](#). Please see RSA 483-B:4, xvii for the definition of reference line.  
**The reference line for this waterbody is 18 feet above sea level.**

**8. SHORELAND FRONTAGE** Shoreland frontage is the actual frontage along the waterfront measured at the reference line.

The shoreland frontage on this lot is 715 linear feet.  
 N/A – No direct frontage on this lot

**9. APPLICATION FEE & SUBMITTAL**

A non-refundable permit application fee of \$200 plus \$0.20 per total square feet for restoration of water quality improvement projects, and \$400 for all other projects is required at the time the application is submitted. Please note that your application will not be considered complete if it does not include the appropriate fee. Please mail or hand deliver this application and all required attachments to the NHDES Wetlands Bureau, PO Box 95, Concord, NH 03302-0095. Missing information will delay processing your application and may result in denial of a shoreland permit. **Please make checks payable to the Treasurer, State of NH.**

**10. CALCULATING THE TOTAL IMPACT AREA AND PERMIT APPLICATION FEE**

Total impact area is calculated by determining the sum of all areas disturbed by regrading, excavation, filling, construction and structure removal. Impacts often include, but are not limited to: constructing new driveways, constructing new structures, areas disturbed when installing septic systems and foundations, creating temporary access roads to drill a new well and regrading associated with landscaping activities.

Total Area Impacted within 250 feet of the reference line. = 12,825 (A) square feet

**For restoration of water quality improvement projects:**

Multiply the Total Impact Area by \$0.20 and add \$200. [ (A) × \$0.20 + \$200 ] = \$0 Permit Fee

**For all other projects:**

Multiply the Total Impact Area by \$0.20 and add \$400. [ (A) × \$0.20 + \$400 ] = \$2,965 Permit Fee

**11. REQUIRED CERTIFICATIONS**

By initialing within the blank before each of the following statements, and signing below, you are certifying that: to the best of my knowledge, the information provided is true, complete and not misleading.

I understand that any permit or waiver granted based on false, incomplete, or misleading information shall be subject to revocation.

I am aware that obtaining a shoreland permit will not exempt the work I am proposing from other state, local, or federal approvals.

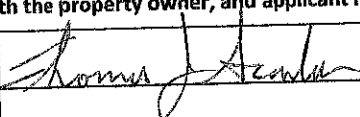
I have notified the municipality or municipalities in which the proposed impacts are located and provided them with a complete copy of the application and all supporting materials on  / /  via certified mail.

I have notified all abutters of the proposed impacts via certified mail as required by RSA 483-B:5-b, IV-a. (see definition of "abutter" on page (6)).

This project is within ¼ mile of a designated river (river name: \_\_\_\_\_) and I have notified the Local River Management Advisory Committee (LAC) by providing the LAC with a copy of the complete application, including all supporting materials, via certified mail on day:   month:   year:   and I have included a copy of the certified mail receipt in the application submittal (RSA 483-B:5-b, IV-a).

This project is not within ¼ mile of a designated river.

**12. SIGNATURES (Both the property owner, and applicant must sign the application form per Env-Wq 1406.08)**

OWNER NAME		PRINT NAME LEGIBLY: Tom Scanlon	DATE: 3-10-20
APPLICANT NAME		PRINT NAME LEGIBLY:	DATE:

# SHORELAND APPLICATION WORKSHEET

## Calculating Impervious Area

This form must be submitted to the NHDES Wetlands Bureau accompanied with a Shoreland Permit Application. Instructions for completing this form are available on the Shoreland Program web page.

For the purposes of this worksheet, “Pre-Construction” impervious surface area<sup>1</sup> means all human made impervious surfaces<sup>2</sup> currently present on the property, whether to be removed or to remain after the project is completed. “Post-Construction” impervious area means all impervious surfaces that will exist on the property upon completion of the project, including both new and any remaining pre-existing impervious surfaces. All answers shall be given in square feet.

CALCULATING IMPERVIOUS AREA WITHIN 250 FEET OF THE REFERENCE LINE			
	STRUCTURE DESCRIPTION	PRE-CONSTRUCTION IMPERVIOUS AREAS	POST-CONSTRUCTION IMPERVIOUS AREAS
<b>PRIMARY STRUCTURE(S)</b> House and all <u>attached</u> decks and porches.	<u>House &amp; Barn</u>	0 FT <sup>2</sup>	3,628 FT <sup>2</sup>
<b>ACCESSORY STRUCTURES</b> All other impervious surfaces excluding lawn furniture, well heads, and fences.  Common accessory structures include, but are not limited to: driveways, walkways, patios, and sheds.	<u>(2) Driveways</u>	0 FT <sup>2</sup>	2,135 FT <sup>2</sup>
	<u>Retaining Wall</u>	0 FT <sup>2</sup>	39 FT <sup>2</sup>
	_____	_____ FT <sup>2</sup>	_____ FT <sup>2</sup>
	_____	_____ FT <sup>2</sup>	_____ FT <sup>2</sup>
	_____	_____ FT <sup>2</sup>	_____ FT <sup>2</sup>
	_____	_____ FT <sup>2</sup>	_____ FT <sup>2</sup>
<b>TOTAL:</b>		<b>(A) 0 FT<sup>2</sup></b>	<b>(B) 5,802 FT<sup>2</sup></b>
Area of the lot located within 250 feet of reference line:			<b>(C) 131,184 FT<sup>2</sup></b>
Percentage of lot covered by pre-construction impervious area within 250 feet of the reference line: <i>[divide (a) by (c) x 100]</i>			<b>(D) 0 %</b>
Percentage of lot to be covered by post-construction impervious area within 250 feet of the reference line upon completion of the project: <i>[divide (b) by (c) x 100]</i>			<b>(E) 4.42 %</b>

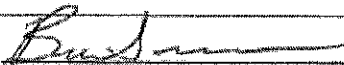
<sup>1</sup> “Impervious surface area” as defined in Env-Wq 1402.15 means, for purposes of the impervious surface limitation specified in RSA 483-B:9, V(g), the sum total of the footprint of each impervious surface that is located within the protected shoreland.

<sup>2</sup> “Impervious Surface” as defined in RSA 483-B:4, VII-b means any modified surface that cannot effectively absorb or infiltrate water. Examples of impervious surfaces include, but are not limited to, roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.

## Stormwater Management Requirements

The Impervious Area Thresholds	
<input type="checkbox"/>	A net <i>decrease</i> in impervious area is proposed (If <b>Calculation E</b> is less than <b>Calculation D</b> ).
<input checked="" type="checkbox"/>	The percentage of post-construction impervious area ( <b>Calculation E</b> ) is less than or equal to 20%.  This project <b>does not</b> require a stormwater management plan and <b>does not</b> require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.
<input type="checkbox"/>	A net increase in impervious area is proposed and the percentage of post-construction impervious area ( <b>Calculation E</b> ) is greater than 20%, but less than 30%.  This project <b>requires</b> a stormwater management but, <b>does not</b> require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.  <i>See details on the Checklist of Required Items on page 6</i>
<input type="checkbox"/>	A net increase in impervious area is proposed and the percentage of post-construction impervious area ( <b>Calculation E</b> ) is greater than 30%.  This project <b>requires</b> a stormwater management plan designed and certified by a professional engineer and <b>requires</b> plans demonstrating that each waterfront buffer grid segment meets at least the minimum required tree and sapling point score.  <i>See details on the Checklist of Required Items on page 6</i>

## Natural Woodland Area Requirement

DETERMINING THE AREA TO REMAIN AS NATURAL WOODLAND	
Total area of the lot between 50 feet and 150 feet of the reference line within which the vegetation currently exists as natural woodland <sup>3</sup> (see definition below).	(F) <u>73,147 SF</u>
Total area of the lot between 50 feet and 150 feet from the <u>reference line</u> .	(G) <u>73,147 SF</u>
At least 25% of area (G) must remain in as natural woodland. [0.25 x G]	(H) <u>18,286 SF</u>
Place the lesser of area (F) and calculation (H) on this line. In order to remain compliant with the <b>natural woodland area requirement</b> , this is the minimum area that must remain as natural woodland between 50 feet and 150 feet from the <u>reference line</u> . This area <b>must</b> be represented on all plans and this area, exclusive of existing lawn, must remain in an unaltered state <sup>4</sup> .	(I) <u>18,286 SF</u>
Name of person who prepared this worksheet: _____	
Name and date of the plan this worksheet is based upon: _____	
SIGNATURE: <u></u>	DATE: <u>3/16/20</u>

<sup>3</sup> "Natural Woodland" means a forested area consisting of various species of trees, saplings, shrubs, and ground covers in any combination and at any stage of growth.

<sup>4</sup> "Unaltered State" means native vegetation allowed to grow without cutting, limbing, trimming, pruning, mowing, or other similar activities except as needed for renewal or to maintain or improve plant health.

### Impervious Surface Thresholds

Projects that propose a **net increase** in impervious area may be required to incorporate a stormwater management plan and enhance the waterfront buffer with additional vegetation.

For projects that propose a net increase in impervious area and the percentage of post-construction impervious area will be greater than 20%, but less than 30% (**Calculation E**) within the protected shoreland, as specified in RSA 483-B:9 V (g)(2), please provide:

- Plans for a stormwater management system that will infiltrate increased stormwater from development in accordance with Env-Wq 1500.

For projects that propose a net increase in impervious area and the percentage of post-construction impervious area will be greater than 30% (**Calculation E**) within the protected shoreland, as specified in RSA 483-B:9 V (g) (1) and (3), please provide:

- Plans for a stormwater management system that is designed and certified by a professional engineer. Such system design shall demonstrate that the post-development volume and peak flow rate based on the 10-year, 24-hour storm event, shall not exceed the pre-development volume and peak flow rate for flow off the property within the protected shoreland.
- Evidence that each grid segment of the waterfront buffer at least meets the minimum required tree and sapling point score and/or a planting plan with the locations and species of all native plantings proposed to at least bring each deficient grid segment up to the required minimum point score. An explanation of how to score grid segments and a native species planting list is available on the Shoreland Program web page.

### Nonconforming Structures in accordance with RSA 483-B:11

For projects that propose expansions of non-conforming primary structures, please provide a More Nearly Conforming Request Form in accordance with RSA 483-B:11.

- A Shoreland *More Nearly Conforming* Request Form.

### Waivers

For projects that request a waiver of the minimum standards of RSA 483-B:9, please provide a Waiver Request Form in accordance with RSA 483-B:9,V(i).

- A Shoreland *Waiver* Request Form.

### Pervious Technology Use

For any project that proposes the use of pervious surface technologies such as pervious asphalt or porous concrete, please provide:

- A plan with the dimensions and locations of all proposed pervious technologies, a cross-section that shows the construction method and details, and the product specifications indicating how the pervious technologies will be installed and maintained.

### 3. REQUIRED ATTACHMENTS (ref. Env-Wq 1406.12)

- A copy of the recorded deed of the current property owner.
- A copy of the US Geological Survey map at a scale of 1:24,000 with the property and project located.
- A copy of the tax map showing the location and lot number of the proposed project.
- Photographs of the area to be impacted.
- A copy of the NH Natural Heritage Bureau (NHB) Report for the subject property indicating that the project has been screened for species of concern. An NHB Report can be obtained online at: [www2.des.state.nh.us/nhb\\_datacheck](http://www2.des.state.nh.us/nhb_datacheck).
- Certified mail receipts verifying that the governing body of the municipality in which the project will be located, the Local River Management Advisory Committee, if the project is within ¼ mile of a Designated River under RSA 483:15, and all abutters<sup>5</sup> have been notified (ref. RSA-483-B:5-b, IV(a))
- A list of names and mailing addresses, as well as tax map and lot numbers, of all abutters<sup>4</sup>.

**Please Note:** Public infrastructure projects such as public roads, public utility lines, and associated structures and facilities, including public water access facilities, are not required to notify abutters (ref. RSA-483-B:5-b, IV(a)).

<sup>4</sup> "Abutter" means any person who owns property that is immediately contiguous to the property on which the proposed work will take place, or who owns flowage rights on such property. The term does not include those properties separated by a public road or more than 1/4 mile from the limits of the proposed work. If contiguous properties are owned by the person who is proposing the work, then the term includes the person owning the next contiguous property, subject to the 1/4 mile limitation.

7018 3090 0002 1323 8117

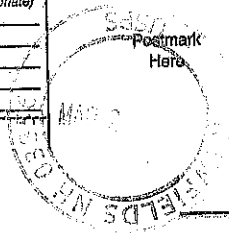
U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

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 \$ \_\_\_\_\_



Postage

Ray Chang  
4 Nelson drive  
Exeter, NH 03833

7018 3090 0002 1323 8131

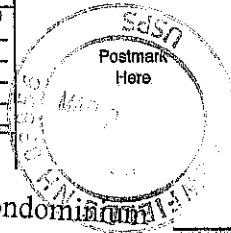
U.S. Postal Service™  
CERTIFIED MAIL® RECEIPT  
Domestic Mail Only

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 \$ \_\_\_\_\_



Postage

North Court Street Condominium  
592 Lafayette Road  
North Hampton, NH 03862

82/1





Looking east over shoreland area.





Looking west over shoreland area.





NEW HAMPSHIRE NATURAL HERITAGE BUREAU  
NHB DATACHECK RESULTS LETTER

---

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

Exeter, NH 03833

**From:** NH Natural Heritage Bureau

**Date:** 3/24/2020 (valid for one year from this date)

**Re:** Review by NH Natural Heritage Bureau of request submitted 3/12/2020

**NHB File ID:** NHB20-0732

**Applicant:** Thomas Scanlon

**Location:** Exeter  
Tax Maps: 83/56

**Project**

**Description:** Proposed single family house with detached barn

The NH Natural Heritage database has been checked by staff of the NH Natural Heritage Bureau and/or the NH Nongame and Endangered Species Program for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government.

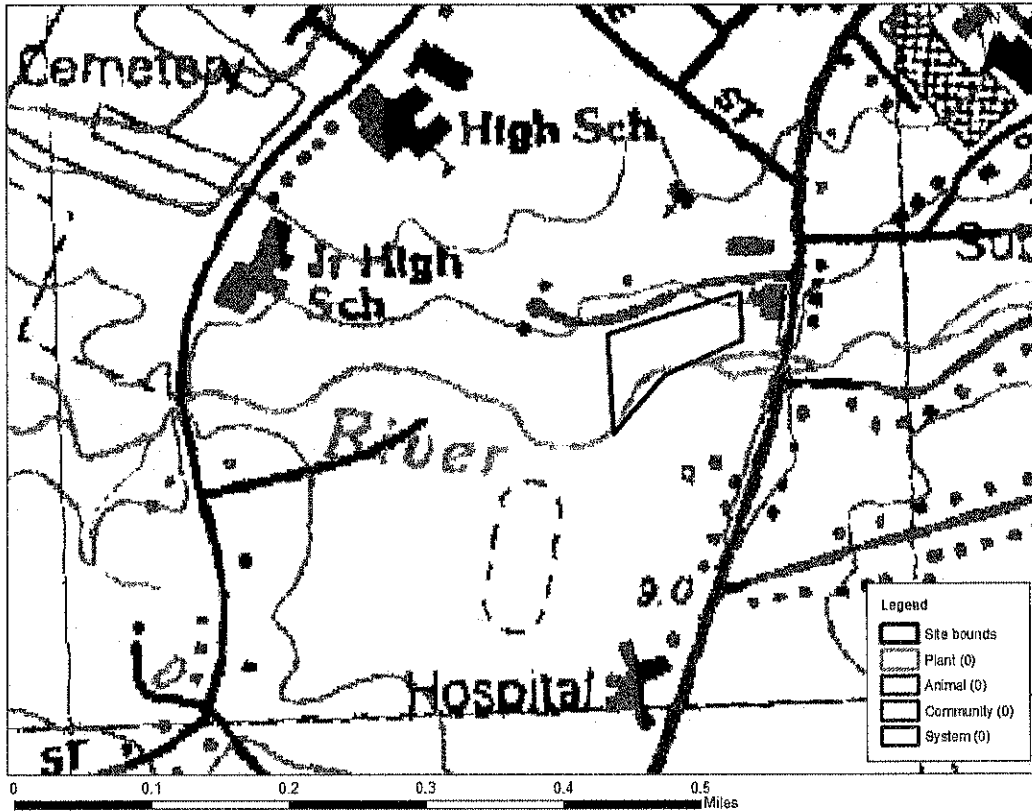
It was determined that, although there was a NHB record (e.g., rare wildlife, plant, and/or natural community) present in the vicinity, we do not expect that it will be impacted by the proposed project. This determination was made based on the project information submitted via the NHB Datacheck Tool on 3/12/2020, and cannot be used for any other project.

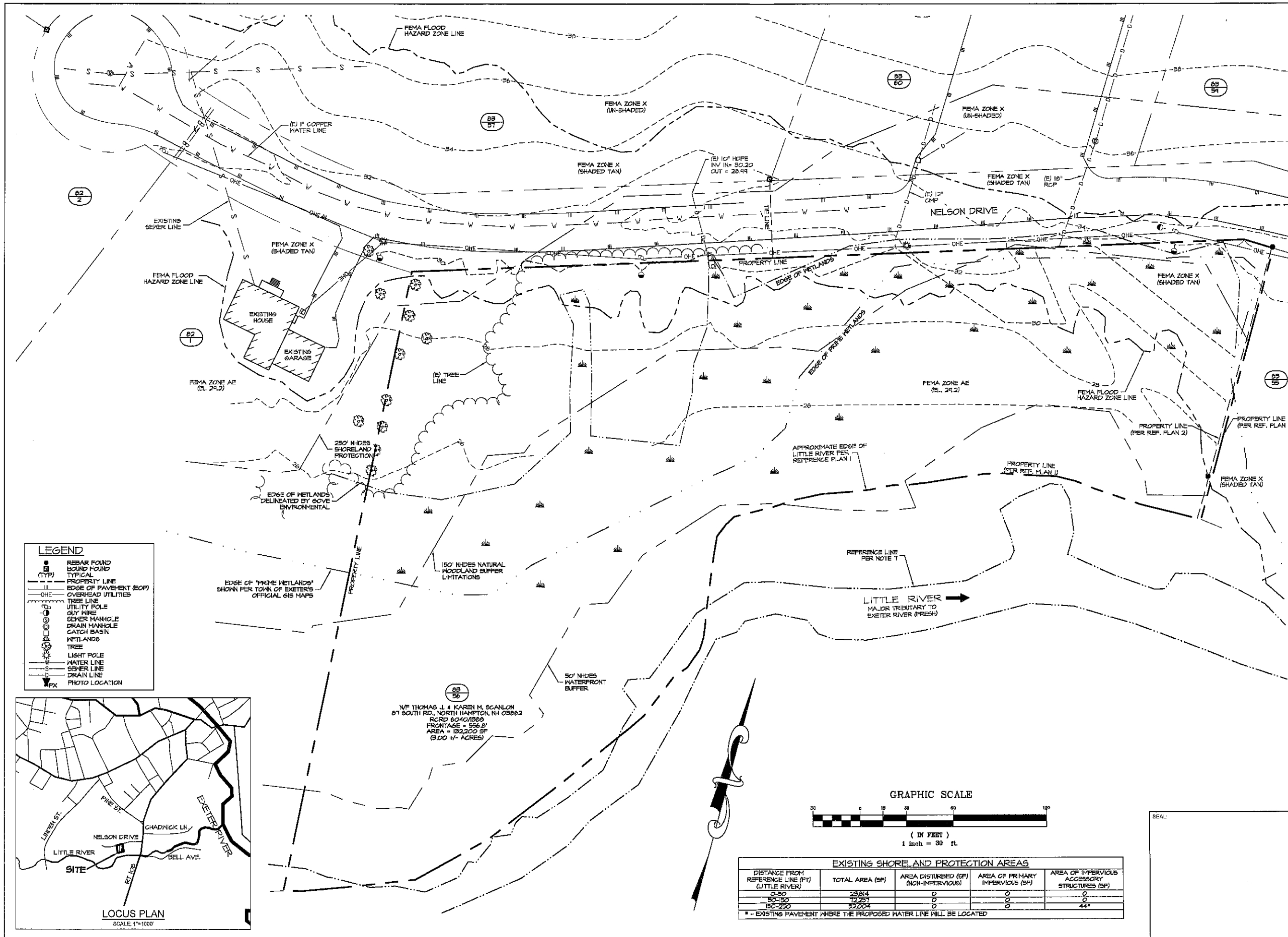


NEW HAMPSHIRE NATURAL HERITAGE BUREAU  
NHB DATA CHECK RESULTS LETTER

MAP OF PROJECT BOUNDARIES FOR: NHB20-0732

NHB20-0732



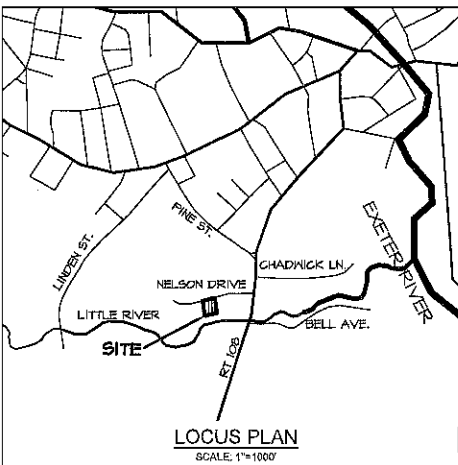


- NOTES:**
- OWNER OF RECORD:  
TAX MAP 85, LOT 56  
THE THOMAS J. SCANLON TRUST  
THOMAS J. & KAREN M. SCANLON  
81 SOUTH RD.  
NORTH HAMPTON, NH 03862  
RCRD BK 6040 PG 1388
  - THE INTENT OF THIS PLAN IS TO PROVIDE THE NECESSARY INFORMATION TO OBTAIN AN NHDES SHORELAND PERMIT.
  - PARCEL IS ZONED R-2 SINGLE FAMILY RESIDENTIAL PER THE 2018 EXETER ZONING MAP.
  - PARCEL IS WITHIN THE ZONE AE (ELEV. 29.2) & ZONE X - SPECIAL FLOOD HAZARD AREA: 0.2% ANNUAL CHANCE FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE (SHADED TAN), AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 33050402E, DATED MAY 17, 2005.
  - THIS PLAN WAS PREPARED WITH EXISTING PLANS AND ON-SITE FIELD SURVEY WORK BY JAMES VERRA AND ASSOC., INC. DURING SEPTEMBER, 2019. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERING, INC. DURING CONSTRUCTION IF ANY DISCREPANCY TO THE PLAN IS FOUND ON SITE.
  - ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS.  
HORIZONTAL DATUM: NAD 1983  
(2011) (EPSG:4326)  
VERTICAL DATUM: NAVD 1929  
PRIMARY BM: NADOT 153-0360
  - THE LITTLE RIVER REFERENCE LINE IS DEPICTED VIA TOWN OF EXETER'S ONLINE GIS MAPS
  - WETLANDS DELINEATION BY GOVE ENVIRONMENTAL SERVICES IN SEPTEMBER 2014. WETLANDS FLAG SURVEY LOCATED BY JAMES VERRA AND ASSOC., INC., SEPTEMBER 2014.
  - PROPERTY TO BE SERVICED BY TOWN WATER AND SEWER.
  - ALL UTILITIES SHALL BE LOCATED UNDERGROUND EXCEPT AS NOTED ON PLAN APPROVED BY THE TOWN.

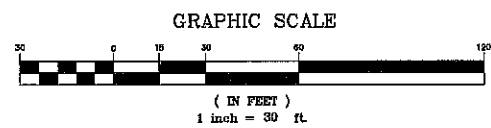
- REFERENCE PLANS:**
- PLAN OF LAND FOR CHRIST EPISCOPAL CHURCH, EXETER, NH REVISED TO 1/16/17, RCRD PLAN 453, ALSO SEE SAME PLAN REVISED TO 1/17/17, NOT RECORDED.
  - REMEDIATION ACTION SITE PLAN PREPARED FOR: NORTH COURT STREET CONDOMINIUMS, 45 COURT STREET, EXETER, NH, DATED FEB. 21, 2002, RCRD PLAN D-24656.

**LEGEND**

REBAR FOUND
BOUND FOUND
TYPICAL
PROPERTY LINE
EDGE OF PAVEMENT (EOP)
OVERHEAD UTILITIES
TREE LINE
UTILITY POLE
5/8" WIRE
SEWER MANHOLE
DRAIN MANHOLE
CATCH BASIN
WETLANDS
TREE
LIGHT POLE
WATER LINE
SEWER LINE
DRAIN LINE
PHOTO LOCATION



N/4 THOMAS J. & KAREN M. SCANLON  
81 SOUTH RD., NORTH HAMPTON, NH 03862  
RCRD 6040/1388  
FRONTAGE = 556.81'  
AREA = 132,200 SF  
(3.00 +/- ACRES)

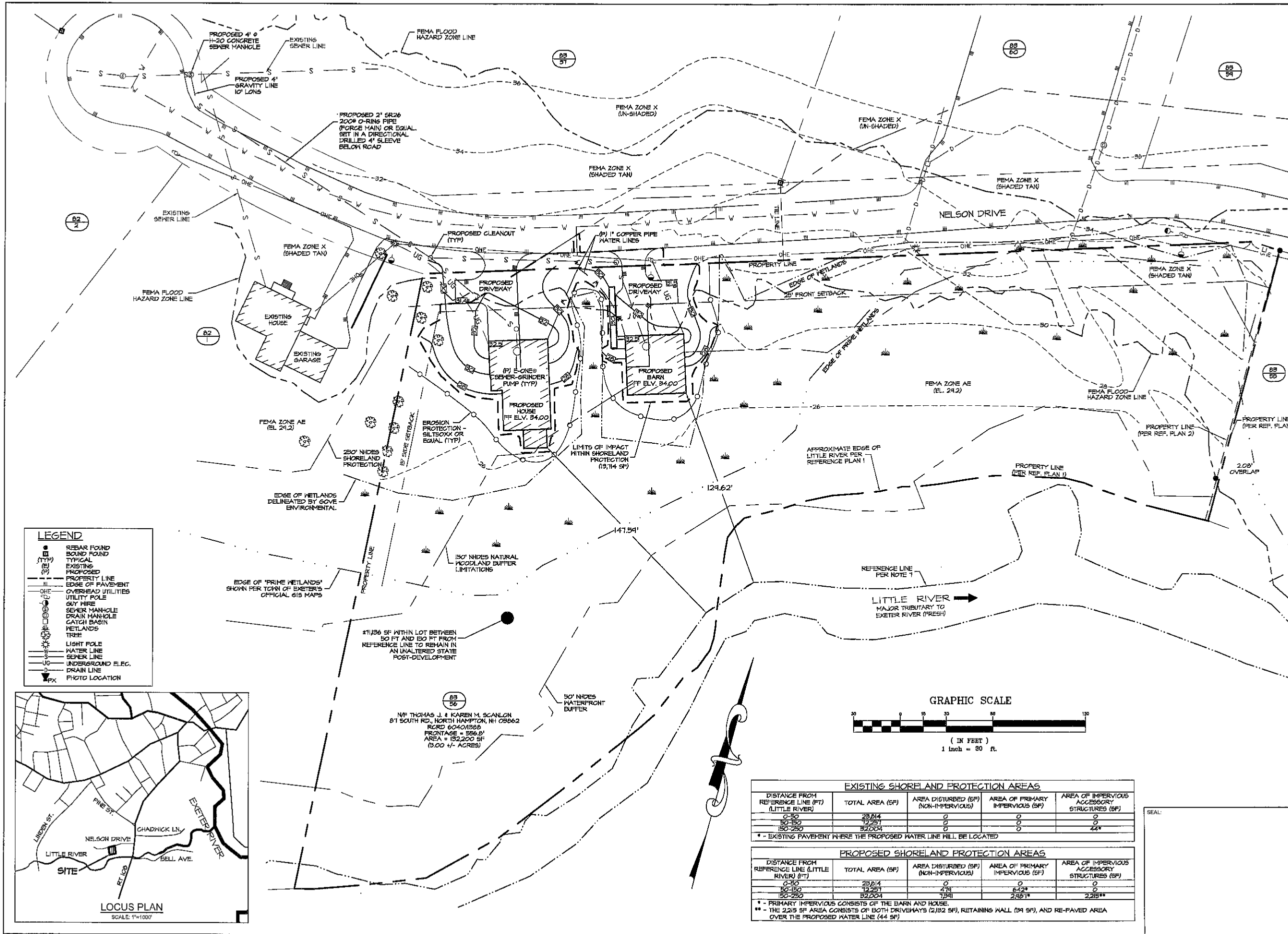


**EXISTING SHORELAND PROTECTION AREAS**

DISTANCE FROM REFERENCE LINE (FT) (LITTLE RIVER)	TOTAL AREA (SF)	AREA DISTURBED (SF) (NON-IMPERVIOUS)	AREA OF PRIMARY IMPERVIOUS (SF)	AREA OF IMPERVIOUS ACCESSORY STRUCTURES (SF)
0-50	23,614	0	0	0
50-100	18,251	0	0	0
100-250	82,004	0	0	44*

\* - EXISTING PAVEMENT WHERE THE PROPOSED WATER LINE WILL BE LOCATED

1	FEB. 11, 2020	PRELIMINARY	
ISS. DATE:		DESCRIPTION OF ISSUE:	CHK.
DRAWN:	MCV	DESIGN:	MCV
CHECKED:	BDS	CHECKED:	BDS
 <small>118 PONDVIEW AVENUE, #102 STRATHAM, NH 03585 PH 603-772-4400 FX 603-772-4437 WWW.EMANUELENGINEERING.COM</small>			
CLIENT:			
<b>TOM SCANLON</b> P.O. BOX 2345 HAMPTON, NH 03843			
TITLE:			
<b>PRE-DEVELOPMENT SHORELAND SKETCH</b> FOR <b>TOM SCANLON</b> NELSON DRIVE (SITE) EXETER, NH 03833			
PROJECT:	SCALE:	SHEET:	
19-070	1"=30'	SK1	

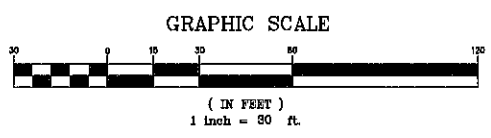
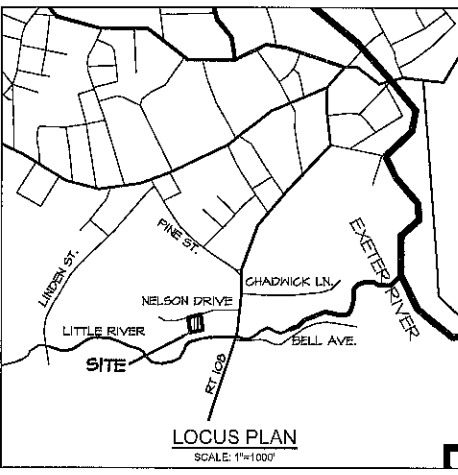


- NOTES:**
- OWNER OF RECORD:  
TAX MAP 85, LOT 56  
THE THOMAS J. SCANLON TRUST  
THOMAS J. & KAREN M. SCANLON  
87 SOUTH RD  
NORTH HAMPTON, NH 03862  
RCRD BK 6040 PG 1808
  - THE INTENT OF THIS PLAN IS TO PROVIDE THE NECESSARY INFORMATION TO OBTAIN AN IDEAS SHORELAND PERMIT.
  - PARCEL IS ZONED R-2 SINGLE FAMILY RESIDENTIAL PER THE 2013 EXETER ZONING MAP.
  - PARCEL IS WITHIN THE ZONE AE (ELEV. 24.2) & ZONE X - SPECIAL FLOOD HAZARD AREA: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE (SHADED TAN, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 990150402E, DATED MAY 17, 2005).
  - THIS PLAN WAS PREPARED WITH EXISTING PLANS AND ON-SITE FIELD SURVEY WORK BY JAMES VERRA AND ASSOC., INC. DURING SEPTEMBER, 2019. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERS, INC. DURING CONSTRUCTION IF ANY DISCREPANCY TO THE PLAN IS FOUND ON SITE.
  - ON SITE CONTROL ESTABLISHED USING SURVEY GRADE 6PS UNITS.  
HORIZONTAL DATUM: NAD 1983 (2011EPOCH2010.0000)  
VERTICAL DATUM: NAVD 1928  
PRIMARY BM: NVDOT 155-0360
  - THE LITTLE RIVER REFERENCE LINE IS DEPICTED VIA TOWN OF EXETER'S ONLINE GIS MAPS
  - WETLANDS DELINEATION BY GOVE ENVIRONMENTAL SERVICES IN SEPTEMBER 2019. WETLANDS FLAG SURVEY LOCATED BY JAMES VERRA AND ASSOC., INC., SEPTEMBER 2019.
  - PROPERTY TO BE SERVICED BY TOWN WATER AND SEWER.
  - ALL UTILITIES SHALL BE LOCATED UNDERGROUND EXCEPT AS NOTED ON PLAN APPROVED BY THE TOWN.

- REFERENCE PLANS:**
- PLAN OF LAND FOR CHRIST EPISCOPAL CHURCH, EXETER, NH REVISD TO 8/16/11, RCRD PLAN 459; ALSO SEE SAME PLAN REVISD TO 1/19/11, NOT RECORDED.
  - REMEDIATION ACTION SITE PLAN PREPARED FOR: NORTH COURT STREET CONDOMINIUMS, 93 COURT STREET, EXETER, NH, DATED FEB. 21, 2002; RCRD PLAN D-24656.

**LEGEND**

●	REBAR FOUND
○	BOUND FOUND
□	TYPICAL
○	EXISTING
○	PROPOSED
---	PROPERTY LINE
---	EDGE OF PAVEMENT
---	OVERHEAD UTILITIES
---	UTILITY POLE
---	GUY WIRE
○	SEWER MANHOLE
○	DRAIN MANHOLE
○	CATCH BASIN
○	WETLANDS
○	TREE
---	LIGHT POLE
---	WATER LINE
---	SEWER LINE
---	UNDERGROUND ELEC.
---	DRAIN LINE
○	PHOTO LOCATION



**EXISTING SHORELAND PROTECTION AREAS**

DISTANCE FROM REFERENCE LINE (FT) (LITTLE RIVER)	TOTAL AREA (SF)	AREA DISTURBED (SF) (NON-IMPERVIOUS)	AREA OF PRIMARY IMPERVIOUS (SF)	AREA OF IMPERVIOUS ACCESSORY STRUCTURES (SF)
0-50	23,814	0	0	0
50-150	12,251	0	0	0
150-250	32,004	0	0	44*

\* - EXISTING PAVEMENT WHERE THE PROPOSED WATER LINE WILL BE LOCATED

**PROPOSED SHORELAND PROTECTION AREAS**

DISTANCE FROM REFERENCE LINE (LITTLE RIVER) (FT)	TOTAL AREA (SF)	AREA DISTURBED (SF) (NON-IMPERVIOUS)	AREA OF PRIMARY IMPERVIOUS (SF)	AREA OF IMPERVIOUS ACCESSORY STRUCTURES (SF)
0-50	23,814	0	0	0
50-150	12,251	474	642*	0
150-250	32,004	794	248**	2,215**

\* - PRIMARY IMPERVIOUS CONSISTS OF THE BARN AND HOUSE.  
\*\* - THE 2,215 SF AREA CONSISTS OF BOTH DRIVEWAYS (2,182 SF), RETAINING WALL (34 SF), AND RE-PAVED AREA OVER THE PROPOSED WATER LINE (44 SF)

1	FEB. 11, 2020	PRELIMINARY	
ISS. DATE:		DESCRIPTION OF ISSUE:	CHK
DRAWN:	MCV	DESIGN:	MCV
CHECKED:	BDS	CHECKED:	BDS

**EMANUEL ENGINEERING**  
civil & structural consultants, Inc. | planners  
118 Portsmouth Avenue, A 202  
STERLING, NH 03335  
P: 603-772-4400 F: 603-772-4487  
WWW.EMANUELENGINEERING.COM

CLIENT:  
**TOM SCANLON**  
P.O. BOX 2345  
HAMPTON, NH 03843

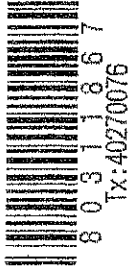
TITLE:  
**POST-DEVELOPMENT SHORELAND SKETCH**  
FOR  
**TOM SCANLON**  
NELSON DRIVE (SITE)  
EXETER, NH 03833

PROJECT: 19-070    SCALE: 1"=30'    SHEET: SK2

*Cathy Ann Tracy*

LCHIP	RDA464028	25.00
TRANSFER TAX	RO091661	1,125.00
RECORDING		14.00
SURCHARGE		2.00

Return to:  
Thomas Scanlon  
87 South Road  
North Hampton, NH 03862



### WARRANTY DEED

**KNOW ALL PERSONS BY THESE PRESENTS:** That the, **Christ Church of Exeter**, a corporation organized and existing under the provisions of Chapter 292 of the Revised Statutes Annotated of the State of New Hampshire, with a mailing address of 43 Pine Street, Town of Exeter, County of Rockingham and the State of New Hampshire 03833 for consideration paid grant(s) to **Thomas J. Scanlon and Karen M. Scanlon, A Married Couple, Trustees of The Thomas J. Scanlon Trust dated January 11, 2000, and any amendments thereto or restatements thereof**, of 87 South Road, Town of North Hampton, County of Rockingham and the State of New Hampshire 03862 with **WARRANTY COVENANTS:**

A certain lot or parcel of land situated on the Southerly side of Nelson Drive, in the Town of Exeter, County of Rockingham and the State of New Hampshire being more particularly bounded and described as follows:

Beginning at an iron pipe at the corner of a right of way noted on a "Plan of Land for Christ Episcopal Church" Exeter, NH by John W. Durgin Civil Engineers dated December 1963 and revised February 1964 and May 1967 and recorded in the Rockingham County Registry of Deeds as Plan #953 sheets 1 and 2 on August 11, 1967. Said right of way is now known as said Nelson Drive running northwest along said right of way for a distance of 17.70 feet; thence running North 72 degrees 38' East along said right of way for a distance of 537.05 feet to a point; thence turning and running South 3 degrees 26' East for a distance of 405.00 feet more or less to the edge of Little River; thence turning and running along the edge of Little River north and northeasterly for a distance of 715.00 feet more or less to a point; thence turning and running along property now or formerly of Court Motor Sales Co. Inc. North 0 degrees 10' East for a distance of 180.00 feet more or less along said Court Motor Sales Co. Inc. to the place of beginning.

Meaning and intending to describe and convey a portion of the same premises conveyed to Christ Church of Exeter from John E. LeBaron and Miriam E. LeBaron by virtue of a deed dated July 31, 1967 and recorded on August 11, 1967 in the Rockingham County Registry of Deeds at Book 1872, Page 100.

The property is not the residence of the grantor and is not subject to homestead rights.

Executed this 23rd day of September, 2019.

Christ Church of Exeter

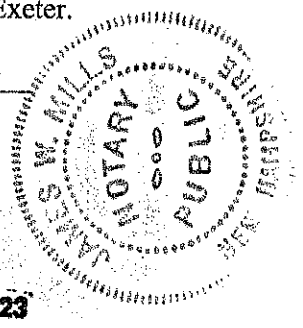
Kevin Sorber Senior Warden

By: Kevin Sorber  
Its: Senior Warden, Duly Authorized

State of NEW Hampshire  
County of Rockingham

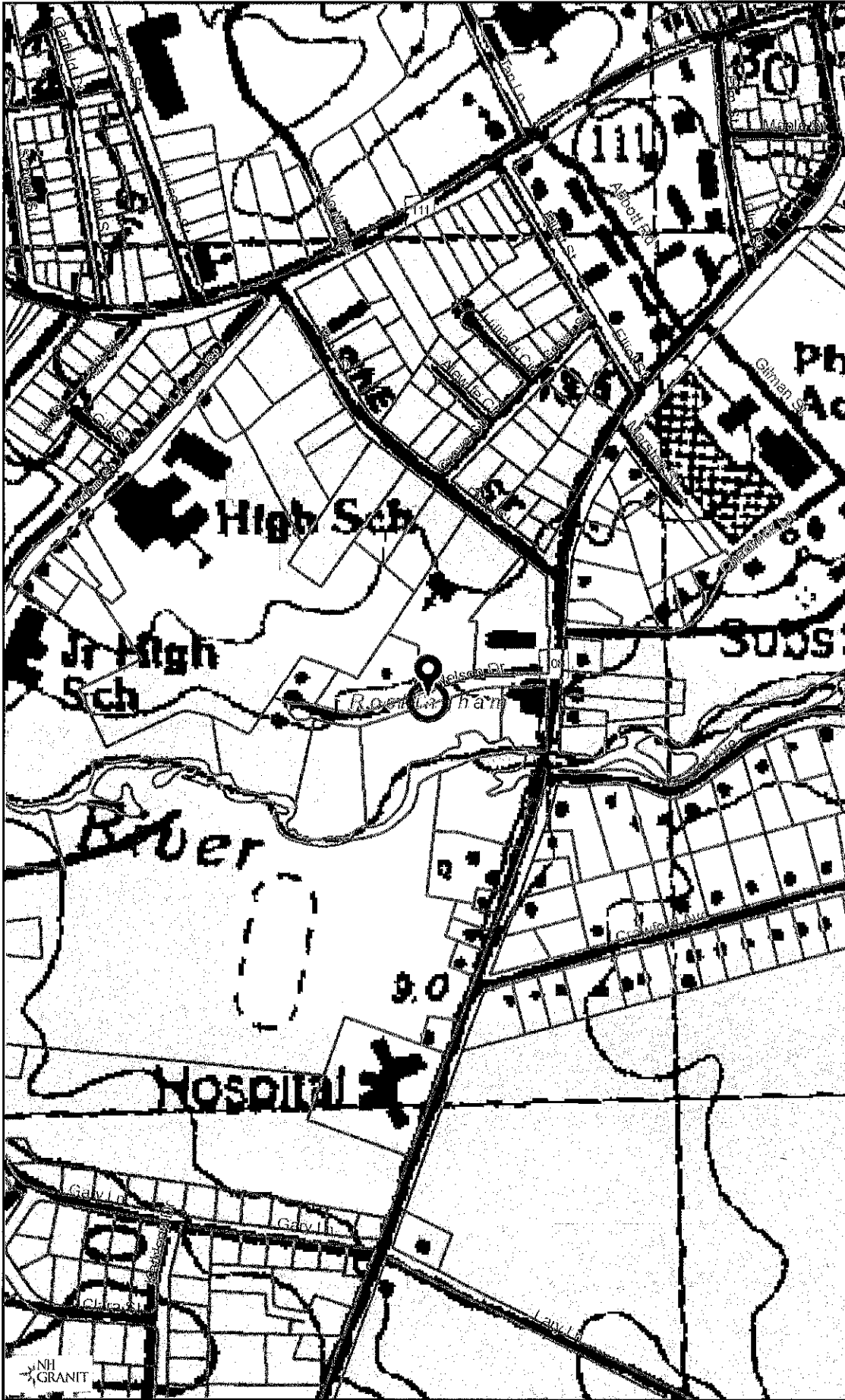
Then personally appeared before me on this 23rd day of September, 2019, Kevin Sorber, who acknowledged to be the Senior Warden of Christ Church of Exeter, and further acknowledged that he, being duly authorized in his capacity aforesaid, executed the foregoing instrument for the purposes contained therein on behalf of Christ Church of Exeter.

[Signature]  
Notary Public/Justice of the Peace  
Commission expiration:



**JAMES W. MILLS**  
Notary Public - New Hampshire  
My Commission Expires October 3, 2023

# Map by NH GRANIT



## Legend

- Polygons
- State
- County
- City/Town

Map Scale

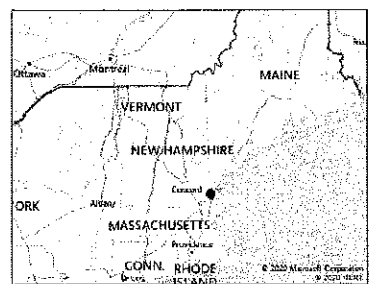
1: 6,494

© NH GRANIT, [www.granit.unh.edu](http://www.granit.unh.edu)

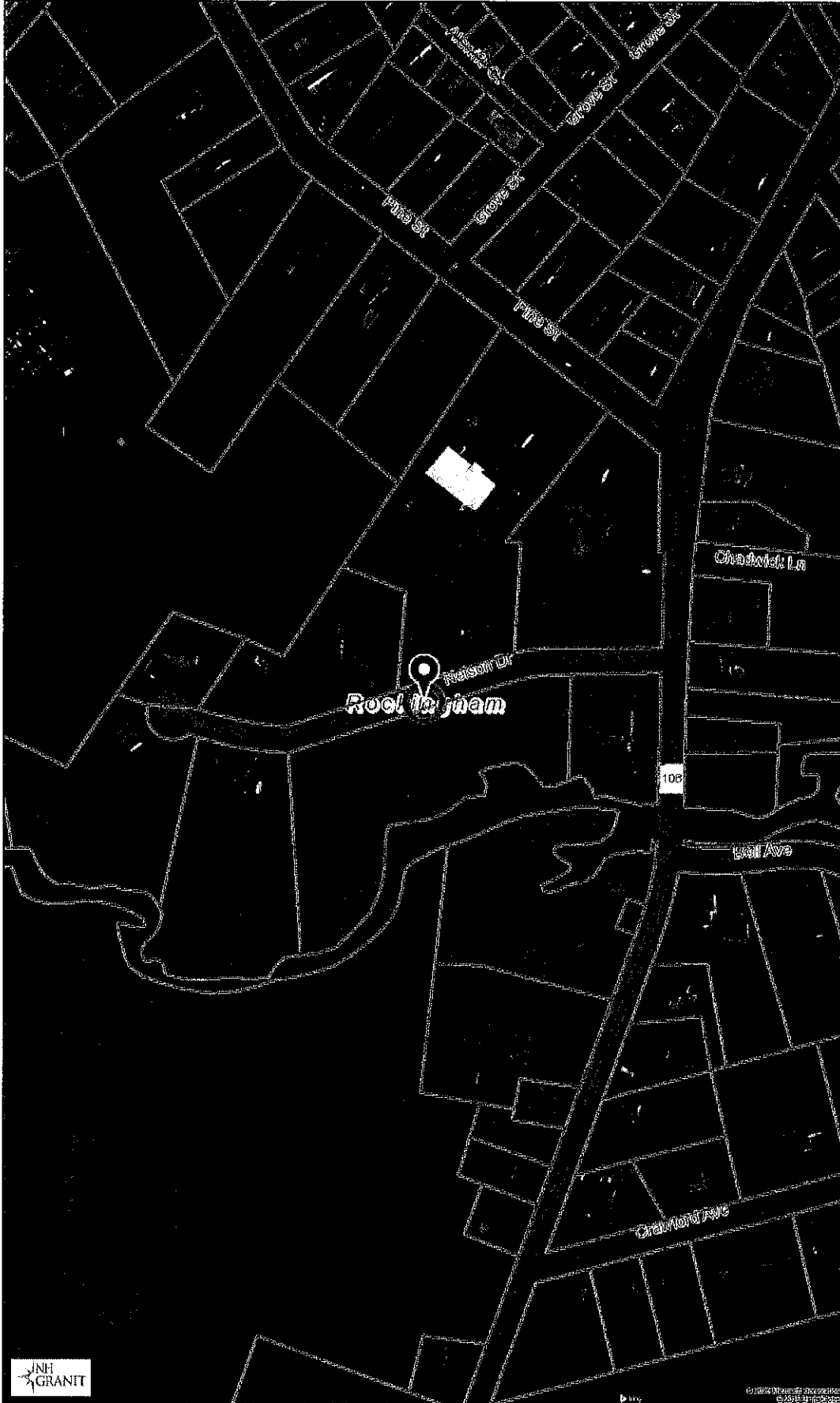
Map Generated: 3/13/2020







## Notes



# Map by NH GRANIT



## Legend

-  Polygons
-  State
-  County
-  City/Town

Map Scale

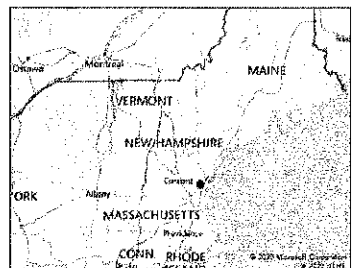
1: 3,247

© NH GRANIT, [www.granit.unh.edu](http://www.granit.unh.edu)

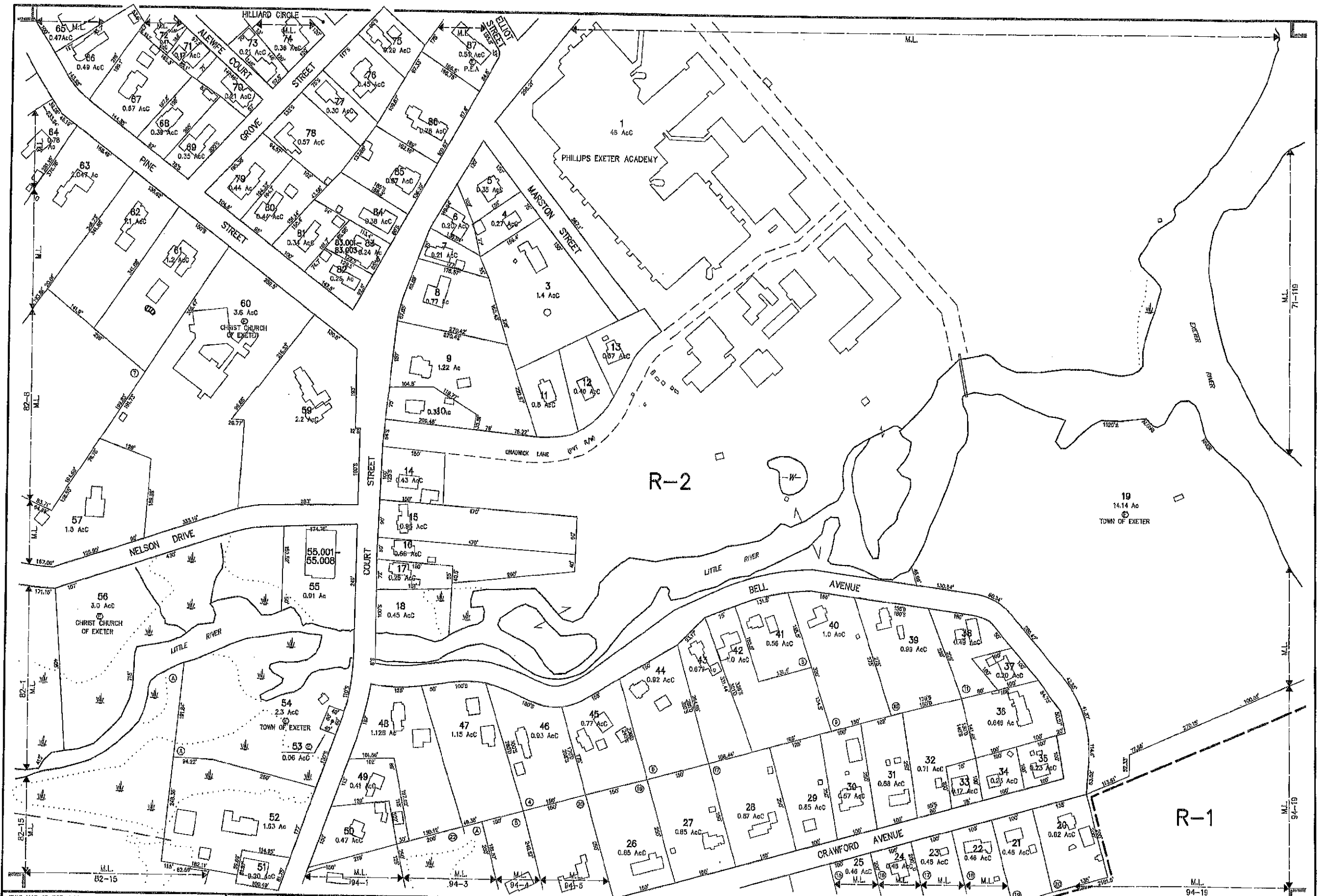
Map Generated: 3/13/2020



## Notes







THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 25, 1995

COMPLETION DATE: MARCH 29, 1996

PRODUCED IN 1996 BY

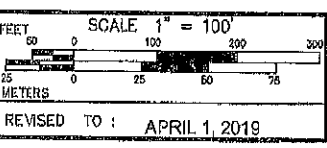
**DATA Technologies**

11 PLEASANT STREET, LITTLETON, MASSACHUSETTS 01462-1540 • WWW.DATATECH.COM

LEGEND

AREA SURVEYED	Ac
AREA CALCULATED	Ac
NECESSARY DIVISION	100'
SCALED DIVISION	1000'
MATCH LINE	M.L.
WATER	—W—

EXEMPT PROPERTY	①
SUBMISSION LOT NO.	②
ZONE LIMIT	③
FRONT OF WAY	④
CONCRETE OVERLAP	⑤
BUILDING	⑥
WETLANDS	⑦



PROPERTY MAPS

**EXETER**

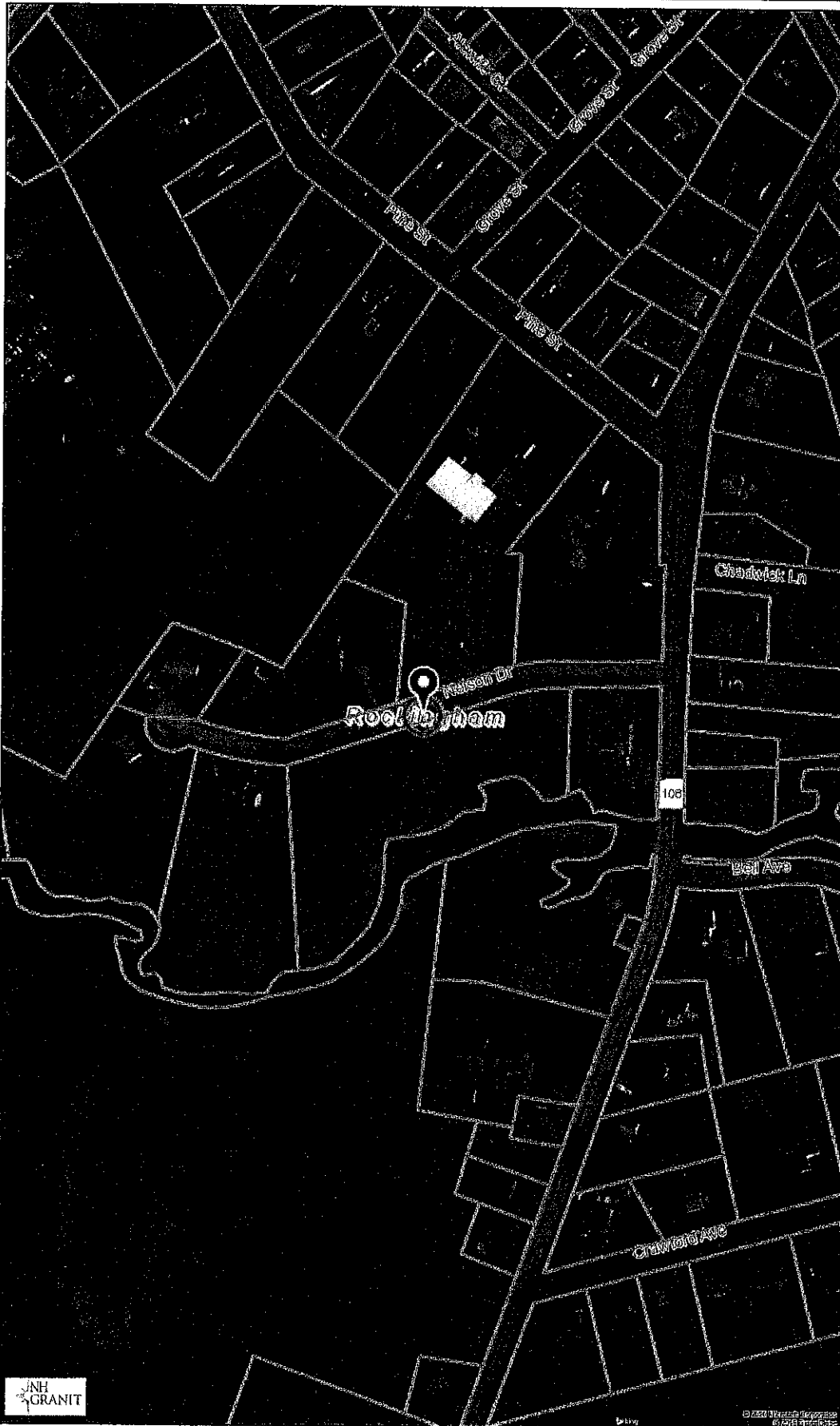
NEW HAMPSHIRE

INDEX DIAGRAM	MAP NO.
73 72 71	<b>83</b>
82 84	
95 94 93	

NO PARCEL 2, 58



# Map by NH GRANIT



## Legend

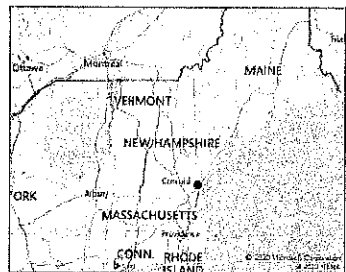
- Polygons
- == State
- County
- City/Town

Map Scale  
1: 3,247

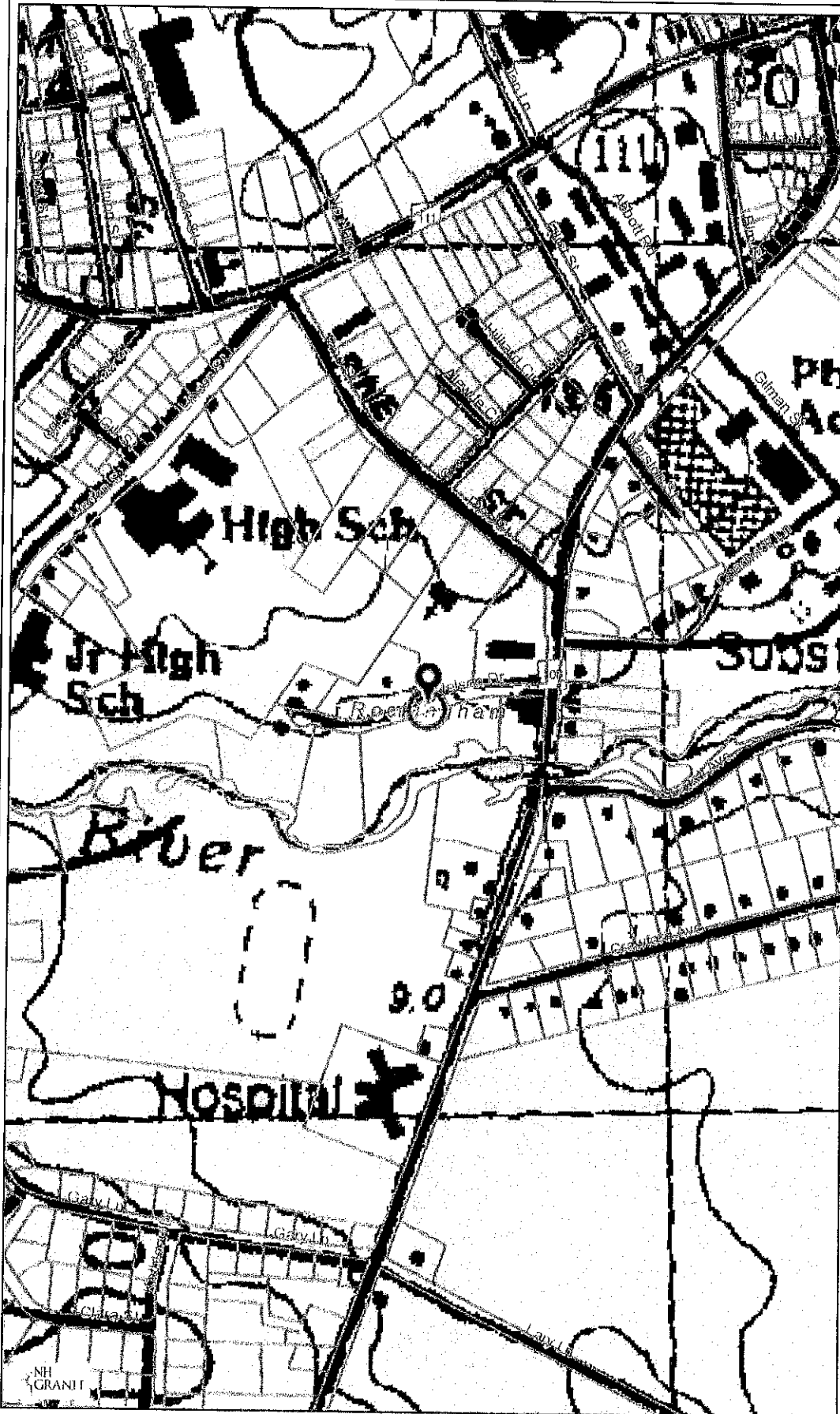


© NH GRANIT, [www.granit.unh.edu](http://www.granit.unh.edu)  
Map Generated: 3/13/2020

## Notes



# Map by NH GRANIT



## Legend

- Polygons
- ▬ State
- ▬ County
- City/Town

Map Scale

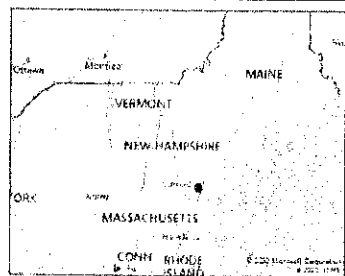
1: 6,494



© NH GRANIT, [www.granit.unh.edu](http://www.granit.unh.edu)

Map Generated: 3/13/2020

## Notes



*Cathy Ann Seacy*

LCHIP	ROA464028	25.00
TRANSFER TAX	RO091661	1,125.00
RECORDING		14.00
SURCHARGE		2.00

Return to:  
Thomas Scanlon  
87 South Road  
North Hampton, NH 03862

## WARRANTY DEED

**KNOW ALL PERSONS BY THESE PRESENTS:** That the, **Christ Church of Exeter**, a corporation organized and existing under the provisions of Chapter 292 of the Revised Statutes Annotated of the State of New Hampshire, with a mailing address of 43 Pine Street, Town of Exeter, County of Rockingham and the State of New Hampshire 03833 for consideration paid grant(s) to **Thomas J. Scanlon and Karen M. Scanlon, A Married Couple, Trustees of The Thomas J. Scanlon Trust dated January 11, 2000, and any amendments thereto or restatements thereof**, of 87 South Road, Town of North Hampton, County of Rockingham and the State of New Hampshire 03862 with **WARRANTY COVENANTS:**

A certain lot or parcel of land situated on the Southerly side of Nelson Drive, in the Town of Exeter, County of Rockingham and the State of New Hampshire being more particularly bounded and described as follows:

Beginning at an iron pipe at the corner of a right of way noted on a "Plan of Land for Christ Episcopal Church" Exeter, NH by John W. Durgin Civil Engineers dated December 1963 and revised February 1964 and May 1967 and recorded in the Rockingham County Registry of Deeds as Plan #953 sheets 1 and 2 on August 11, 1967. Said right of way is now known as said Nelson Drive running northwest along said right of way for a distance of 17.70 feet; thence running North 72 degrees 38' East along said right of way for a distance of 537.05 feet to a point; thence turning and running South 3 degrees 26' East for a distance of 405.00 feet more or less to the edge of Little River; thence turning and running along the edge of Little River north and northeasterly for a distance of 715.00 feet more or less to a point; thence turning and running along property now or formerly of Court Motor Sales Co. Inc. North 0 degrees 10' East for a distance of 180.00 feet more or less along said Court Motor Sales Co. Inc. to the place of beginning.

Meaning and intending to describe and convey a portion of the same premises conveyed to Christ Church of Exeter from John E. LeBaron and Miriam E. LeBaron by virtue of a deed dated July 31, 1967 and recorded on August 11, 1967 in the Rockingham County Registry of Deeds at Book 1872, Page 100.

The property is not the residence of the grantor and is not subject to homestead rights.

Executed this 23rd day of September, 2019.

Christ Church of Exeter

Kevin Sorber Senior Warden

By: Kevin Sorber

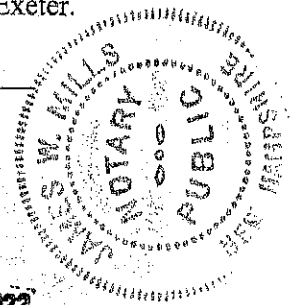
Its: Senior Warden, Duly Authorized

State of New Hampshire  
County of Rockingham

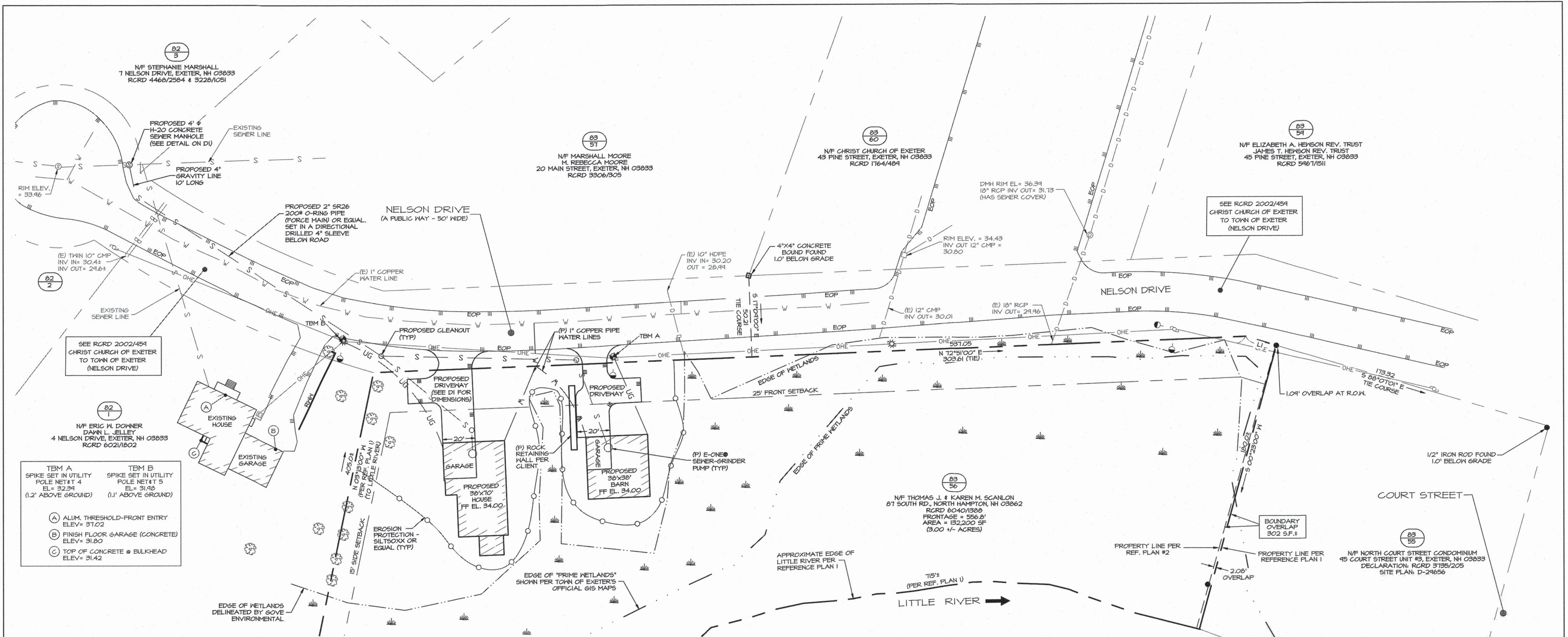
Then personally appeared before me on this 23rd day of September, 2019, Kevin Sorber, who acknowledged to be the Senior Warden of Christ Church of Exeter, and further acknowledged that he, being duly authorized in his capacity aforesaid, executed the foregoing instrument for the purposes contained therein on behalf of Christ Church of Exeter.

James W. Mills  
Notary Public/Justice of the Peace  
Commission expiration:

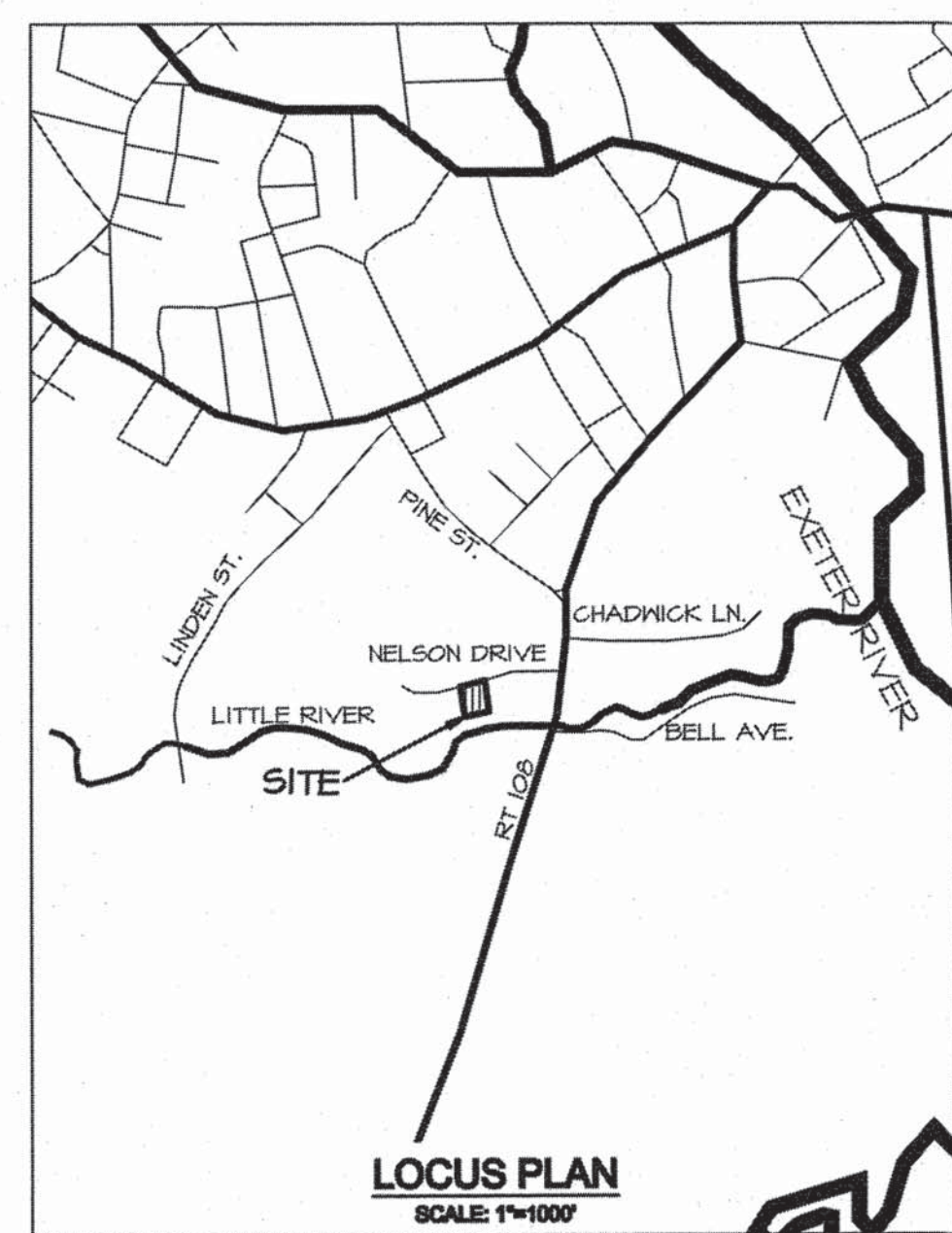
**JAMES W. MILLS**  
Notary Public - New Hampshire  
My Commission Expires October 3, 2023







TM A SPIKE SET IN UTILITY POLE NET #1 4 EL= 32.94 (1.2' ABOVE GROUND)  
 TM B SPIKE SET IN UTILITY POLE NET #1 5 EL= 31.98 (1.1' ABOVE GROUND)  
 A ALUM. THRESHOLD-FRONT ENTRY ELEV= 31.02  
 B FINISH FLOOR GARAGE (CONCRETE) ELEV= 31.80  
 C TOP OF CONCRETE @ BULKHEAD ELEV= 31.42



**NOTES:**

- OWNER OF RECORD: TAX MAP 83, LOT 56 THE THOMAS J. SCANLON TRUST THOMAS J. & KAREN M. SCANLON 87 SOUTH RD NORTH HAMPTON, NH 03862 RCRD BK 6040 PG 1388
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LOCATION OF ONE 38'x10' HOUSE, ONE 38'x38' BARN, AND UTILITIES.
- PARCEL IS ZONED R-2 SINGLE FAMILY RESIDENTIAL PER THE 2013 EXETER ZONING MAP.
- PARCEL IS WITHIN THE ZONE AE (ELEV. 29.2) & ZONE X - SPECIAL FLOOD HAZARD AREA: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE (SHADED TAN), AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 33015C0402E, DATED MAY 17, 2005.
- THIS PLAN WAS PREPARED WITH EXISTING PLANS AND ON-SITE FIELD SURVEY WORK BY JAMES VERRA AND ASSOC., INC. DURING SEPTEMBER, 2019. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERING, INC. DURING CONSTRUCTION IF ANY DISCREPANCY TO THE PLAN IS FOUND ON SITE.
- ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS. HORIZONTAL DATUM: NAD 1983 (2011/EPOCH2010.0000) VERTICAL DATUM: NGVD 1929 PRIMARY BM: NHDOT 153-0380

**NOTES (CONT):**

- WETLANDS DELINEATION BY GOVE ENVIRONMENTAL SERVICES IN SEPTEMBER 2019. WETLANDS FLAGS SURVEY LOCATED BY JAMES VERRA AND ASSOC., INC., SEPTEMBER 2019.
- PROPERTY TO BE SERVICED BY TOWN WATER AND SEWER.
- ALL CONSTRUCTION SHOULD COMPLY WITH FEDERAL, STATE, AND LOCAL STANDARDS AND REGULATIONS. SEE SHEET D1 FOR DETAILS AND NOTES.
- BEFORE ANY EXCAVATION, DIG SAFE AND ALL UTILITY COMPANIES SHOULD BE CONTACTED 72 HOURS BEFORE COMMENCING BY THE CONTRACTOR. CALL DIG SAFE @ 811 OR 1-888-DIG-SAFE.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND EXCEPT AS NOTED ON PLAN APPROVED BY THE TOWN.

**REFERENCE PLANS:**

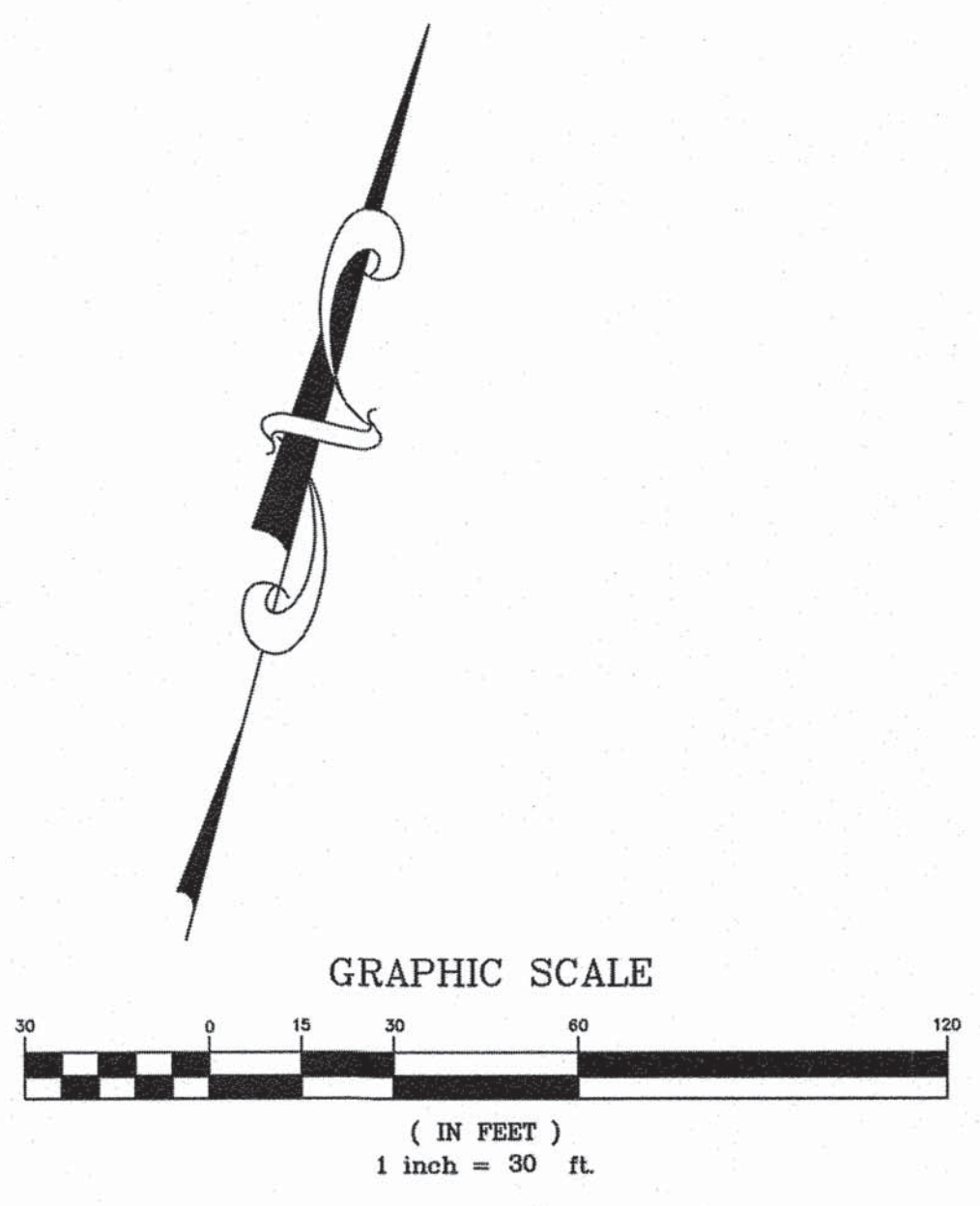
- 'PLAN OF LAND FOR CHRIST EPISCOPAL CHURCH, EXETER, NH' REVISED TO 5/14/61, RCRD PLAN 453; ALSO SEE SAME PLAN REVISED TO 1/1/71, NOT RECORDED.
- 'REMEDIATION SITE PLAN PREPARED FOR: NORTH COURT STREET CONDOMINIUMS, 45 COURT STREET, EXETER, NH.' DATED FEB. 21, 2002; RCRD PLAN D-24656.

**ADDITIONAL ABUTTERS:**

82  
2  
 N/F ANDREW E. SWINERTON  
 KATHLEEN McDONNELL  
 6 NELSON DRIVE, EXETER, NH 03863  
 RCRD 3074/1515

**LEGEND**

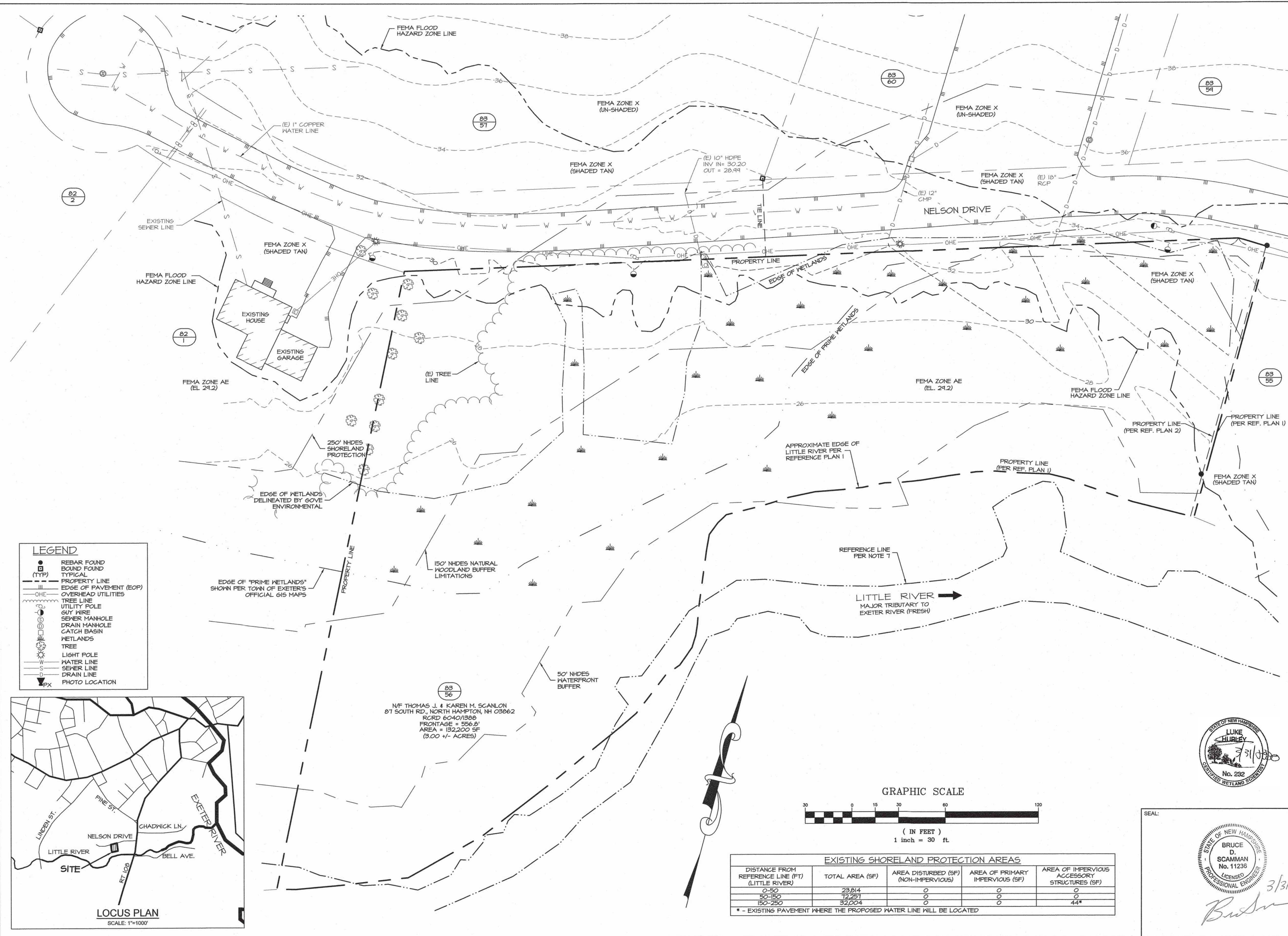
●	REBAR FOUND
○	BOUND FOUND
(TYP)	TYPICAL
(E)	EXISTING
(P)	PROPOSED
---	PROPERTY LINE
---	EDGE OF PAVEMENT (EOP)
---	SOIL DELINEATION
---	OVERHEAD UTILITIES
---	UTILITY POLE
---	GUY WIRE
○	SEWER MANHOLE
○	DRAIN MANHOLE
○	CATCH BASIN
○	WETLANDS
○	TREE
---	EDGE OF PAVEMENT
---	LIGHT POLE
---	EXISTING WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED WATER LINE
---	PROP. UNDERGROUND ELEC.
---	EXISTING DRAIN LINE



SEAL:  
 BRUCE D. SCAMMAN  
 No. 11236  
 LICENSED PROFESSIONAL ENGINEER  
 3/31/20  
 Signature: *Bruce*

2	FEB. 5, 2020	PROGRESS	
1	JULY 9, 2019	PRELIMINARY	
ISS. DATE:		DESCRIPTION OF ISSUE:	CHK.
DRAWN:	MCV	DESIGN:	MCV
CHECKED:	BDS	CHECKED:	BDS
 civil & structural consultants, land planners 118 PORTSMOUTH AVENUE, A202 STRATHAM, NH 03885 P: 603-772-4400 F: 603-772-4487 WWW.EMANUELENGINEERING.COM			
CLIENT:			
<b>TOM SCANLON</b> <b>P.O. BOX 2345</b> <b>HAMPTON, NH 03843</b>			
TITLE:			
<b>SITE PLAN</b> <b>FOR</b> <b>TOM SCANLON</b> <b>NELSON DRIVE (SITE)</b> <b>EXETER, NH 03863</b>			
PROJECT:	SCALE:	SHEET:	
19-070	1"=30'	C1	



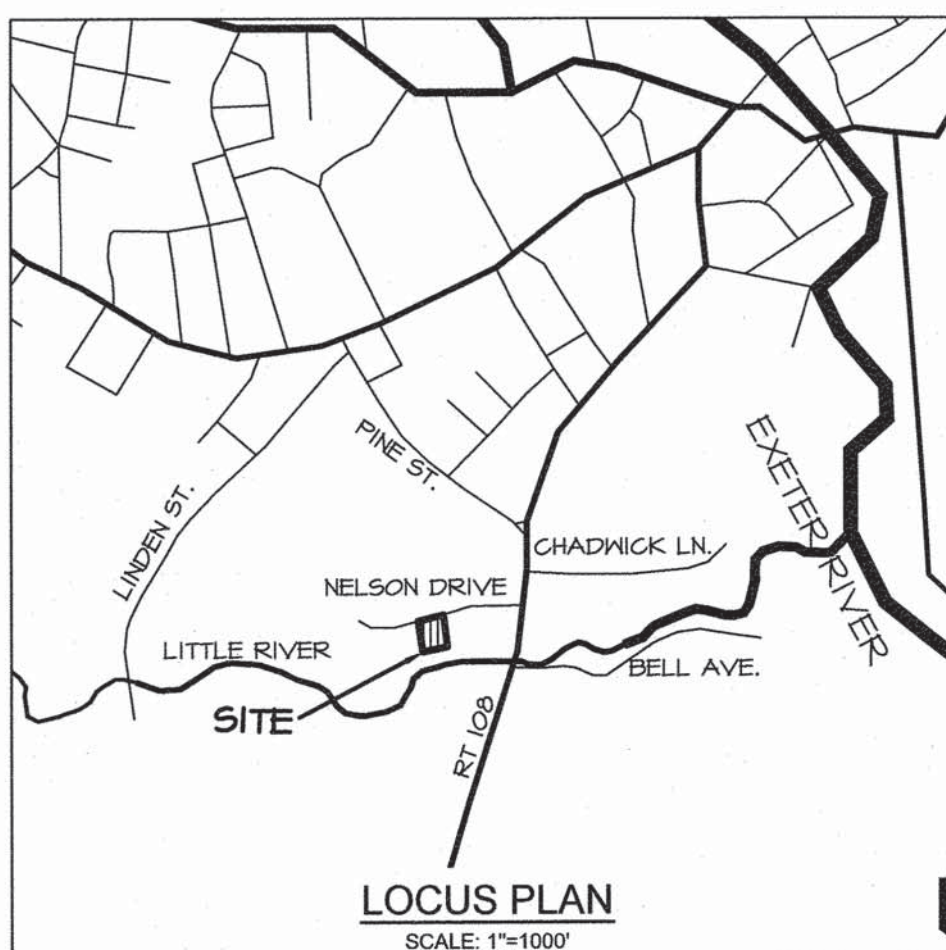


- NOTES:**
- OWNER OF RECORD:  
TAX MAP 03, LOT 56  
THE THOMAS J. SCANLON TRUST  
THOMAS J. & KAREN M. SCANLON  
87 SOUTH RD  
NORTH HAMPTON, NH 03862  
RCRD BK 6040 PG 1300
  - THE INTENT OF THIS PLAN IS TO PROVIDE THE NECESSARY INFORMATION TO OBTAIN AN NHDES SHORELAND PERMIT.
  - PARCEL IS ZONED R-2 SINGLE FAMILY RESIDENTIAL PER THE 2013 EXETER ZONING MAP.
  - PARCEL IS WITHIN THE ZONE AE (ELEV. 29.2) & ZONE X - SPECIAL FLOOD HAZARD AREA: 0.2% ANNUAL CHANGE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANGE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE (SHADED TAN), AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 33015C0402E, DATED MAY 17, 2005.
  - THIS PLAN WAS PREPARED WITH EXISTING PLANS AND ON-SITE FIELD SURVEY WORK BY JAMES VERRA AND ASSOC., INC. DURING SEPTEMBER, 2014. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERING, INC. DURING CONSTRUCTION IF ANY DISCREPANCY TO THE PLAN IS FOUND ON SITE.
  - ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS.  
HORIZONTAL DATUM: NAD 1983 (2011/EPOCH2010.0000)  
VERTICAL DATUM: NGVD 1929  
PRIMARY BM: NHDOT 153-0380
  - THE LITTLE RIVER REFERENCE LINE IS DEPICTED VIA TOWN OF EXETER'S ONLINE GIS MAPS
  - WETLANDS DELINEATION BY SOVE ENVIRONMENTAL SERVICES IN SEPTEMBER 2014. WETLANDS FLAGG SURVEY LOCATED BY JAMES VERRA AND ASSOC., INC., SEPTEMBER 2014.
  - PROPERTY TO BE SERVICED BY TOWN WATER AND SEWER.
  - ALL UTILITIES SHALL BE LOCATED UNDERGROUND EXCEPT AS NOTED ON PLAN APPROVED BY THE TOWN.

- REFERENCE PLANS:**
- 'PLAN OF LAND FOR CHRIST EPISCOPAL CHURCH, EXETER, NH' REVISED TO 5/14/61, RCRD PLAN 453, ALSO SEE SAME PLAN REVISED TO 1/1/71, NOT RECORDED.
  - 'REMEDIATION ACTION SITE PLAN PREPARED FOR: NORTH COURT STREET CONDOMINIUMS, 45 COURT STREET, EXETER, NH.' DATED FEB. 21, 2002; RCRD PLAN D-24656.

**LEGEND**

- REBAR FOUND BOUND FOUND TYPICAL
- PROPERTY LINE
- EDGE OF PAVEMENT (EOP)
- OVERHEAD UTILITIES
- TREE LINE
- UTILITY POLE
- GUY WIRE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- WETLANDS
- TREE
- LIGHT POLE
- WATER LINE
- SEWER LINE
- DRAIN LINE
- PX PHOTO LOCATION

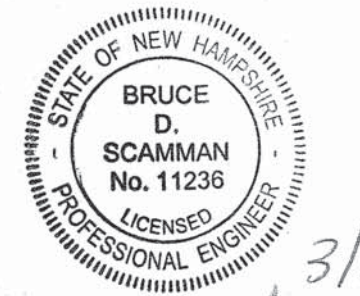
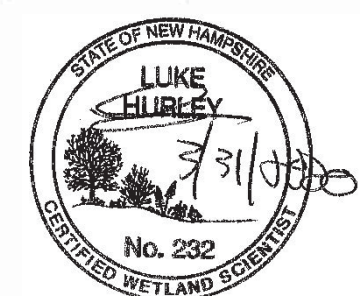
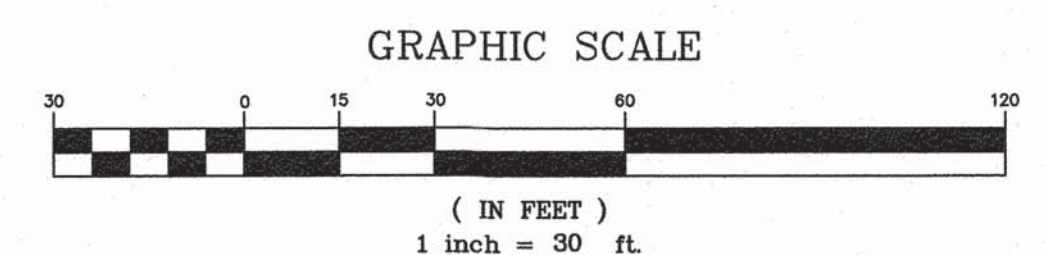


03 56  
NF THOMAS J. & KAREN M. SCANLON  
87 SOUTH RD., NORTH HAMPTON, NH 03862  
RCRD 6040/1300  
FRONTAGE = 556.8'  
AREA = 132,200 SF  
(3.00 +/- ACRES)

**EXISTING SHORELAND PROTECTION AREAS**

DISTANCE FROM REFERENCE LINE (FT) (LITTLE RIVER)	TOTAL AREA (SF)	AREA DISTURBED (SF) (NON-IMPERVIOUS)	AREA OF PRIMARY IMPERVIOUS (SF)	AREA OF IMPERVIOUS ACCESSORY STRUCTURES (SF)
0-50	23,814	0	0	0
50-150	12,251	0	0	0
150-250	32,004	0	0	44*

\* - EXISTING PAVEMENT WHERE THE PROPOSED WATER LINE WILL BE LOCATED



1	FEB. 11, 2020	PRELIMINARY	
ISS. DATE:		DESCRIPTION OF ISSUE:	CHK.
DRAWN:	MCV	DESIGN:	MCV
CHECKED:	BDS	CHECKED:	BDS

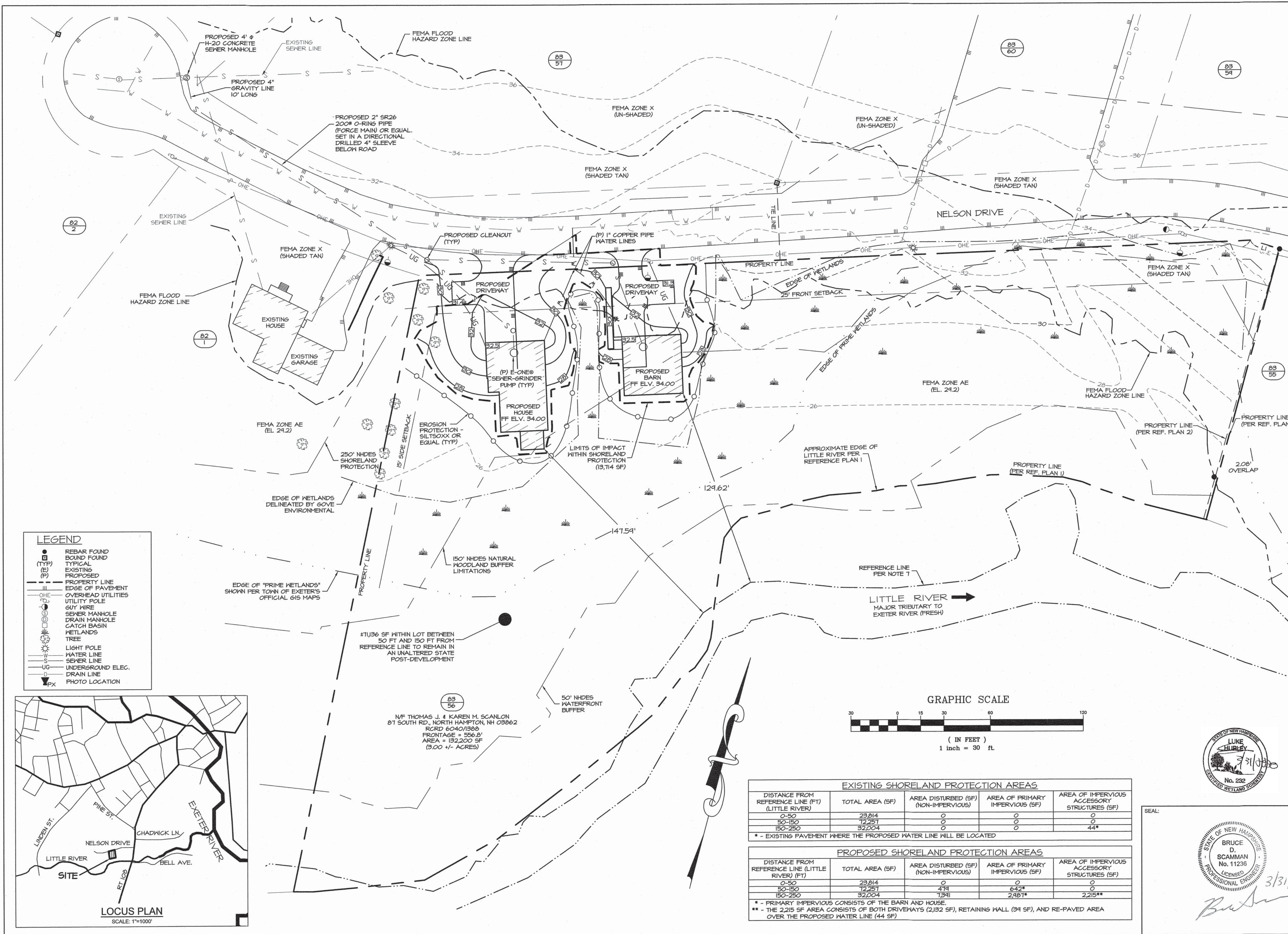
**EMANUEL ENGINEERING**  
civil & structural consultants, land planners  
118 PORTSMOUTH AVENUE, A302  
STRATHAM, NH 03885  
P: 603-772-4400 F: 603-772-4487  
WWW.EMANUELENGINEERING.COM

CLIENT:  
**TOM SCANLON**  
P.O. BOX 2345  
HAMPTON, NH 03843

TITLE:  
**PRE-DEVELOPMENT SHORELAND SKETCH FOR TOM SCANLON NELSON DRIVE (SITE) EXETER, NH 03833**

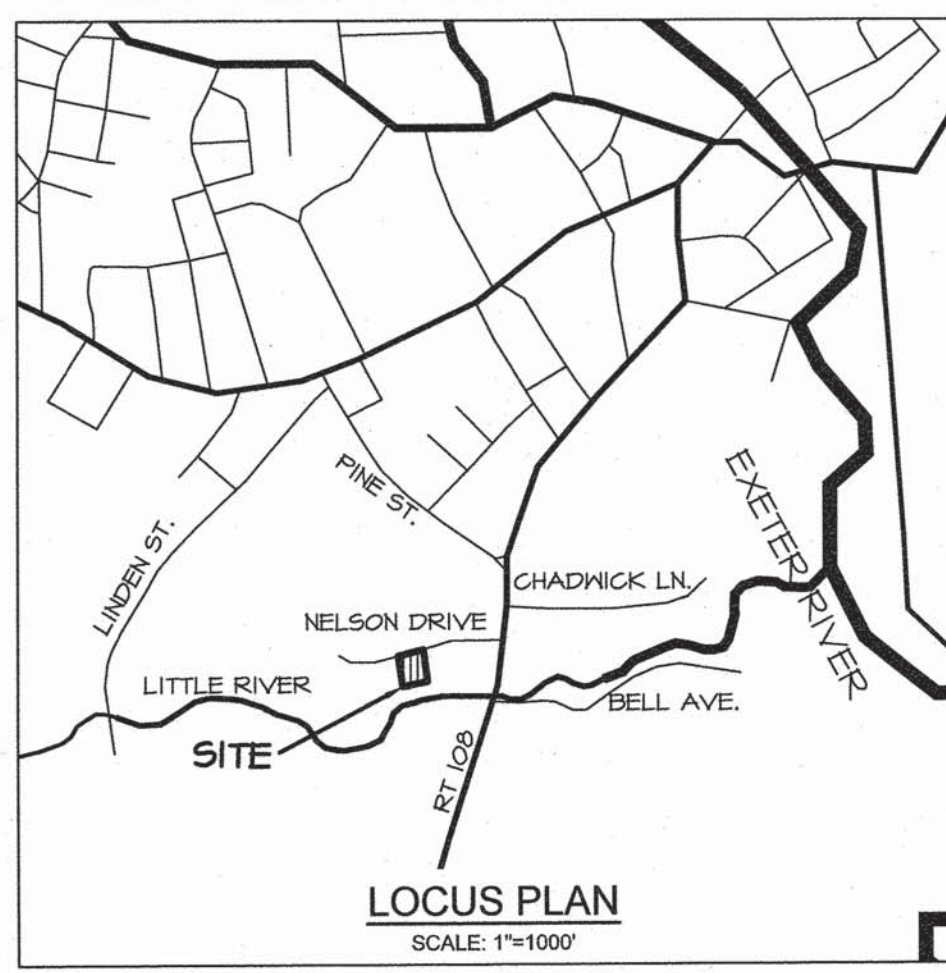
PROJECT:	SCALE:	SHEET:
19-070	1"=30'	SK1





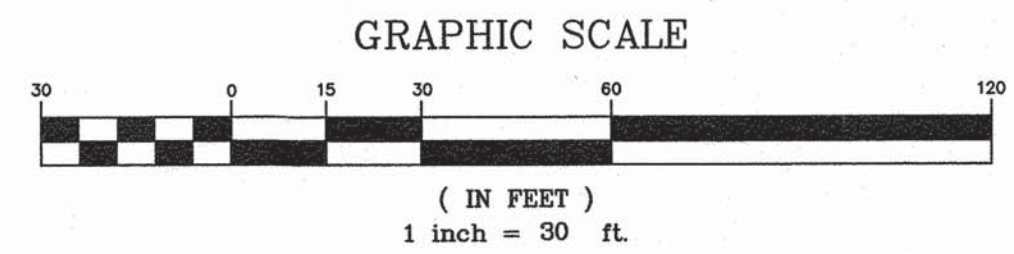
**LEGEND**

- REBAR FOUND
- BOUND FOUND
- (TYP) TYPICAL
- (E) EXISTING
- (P) PROPOSED
- PROPERTY LINE
- EDGE OF PAVEMENT
- OVERHEAD UTILITIES
- UTILITY POLE
- GUY WIRE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- WETLANDS
- TREE
- LIGHT POLE
- WATER LINE
- SEWER LINE
- UG UNDERGROUND ELEC.
- DRAIN LINE
- ⊙ PX PHOTO LOCATION



±71,36 SF WITHIN LOT BETWEEN 50 FT AND 150 FT FROM REFERENCE LINE TO REMAIN IN AN UNALTERED STATE POST-DEVELOPMENT

83 56  
 NF THOMAS J. & KAREN M. SCANLON  
 87 SOUTH RD., NORTH HAMPTON, NH 03862  
 RCRD 6040/1388  
 FRONTAGE = 556.8'  
 AREA = 132,200 SF  
 (3.00 +/- ACRES)



**EXISTING SHORELAND PROTECTION AREAS**

DISTANCE FROM REFERENCE LINE (FT) (LITTLE RIVER)	TOTAL AREA (SF)	AREA DISTURBED (SF) (NON-IMPERVIOUS)	AREA OF PRIMARY IMPERVIOUS (SF)	AREA OF IMPERVIOUS ACCESSORY STRUCTURES (SF)
0-50	23,814	0	0	0
50-150	12,251	0	0	0
150-250	32,004	0	0	44*

\* - EXISTING PAVEMENT WHERE THE PROPOSED WATER LINE WILL BE LOCATED

**PROPOSED SHORELAND PROTECTION AREAS**

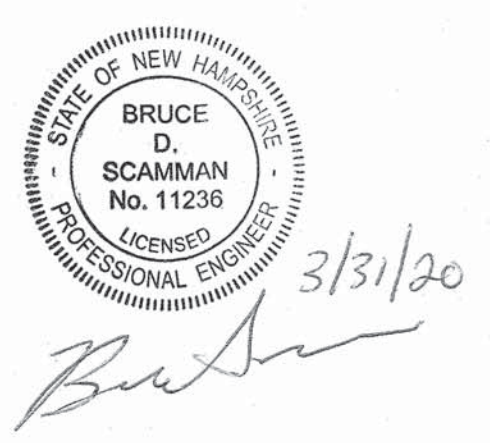
DISTANCE FROM REFERENCE LINE (LITTLE RIVER) (FT)	TOTAL AREA (SF)	AREA DISTURBED (SF) (NON-IMPERVIOUS)	AREA OF PRIMARY IMPERVIOUS (SF)	AREA OF IMPERVIOUS ACCESSORY STRUCTURES (SF)
0-50	23,814	0	0	0
50-150	12,251	474	642*	0
150-250	32,004	7341	2,487*	2,215**

\* - PRIMARY IMPERVIOUS CONSISTS OF THE BARN AND HOUSE.  
 \*\* - THE 2,215 SF AREA CONSISTS OF BOTH DRIVENAYS (2,132 SF), RETAINING WALL (34 SF), AND RE-PAVED AREA OVER THE PROPOSED WATER LINE (44 SF)

- NOTES:**
- OWNER OF RECORD:  
 TAX MAP 83, LOT 56  
 THE THOMAS J. SCANLON TRUST  
 THOMAS J. & KAREN M. SCANLON  
 87 SOUTH RD.  
 NORTH HAMPTON, NH 03862  
 RCRD BK 6040 PG 1388
  - THE INTENT OF THIS PLAN IS TO PROVIDE THE NECESSARY INFORMATION TO OBTAIN AN NHDES SHORELAND PERMIT.
  - PARCEL IS ZONED R-2 SINGLE FAMILY RESIDENTIAL PER THE 2019 EXETER ZONING MAP.
  - PARCEL IS WITHIN THE ZONE AE (ELEV. 24.2) & ZONE X - SPECIAL FLOOD HAZARD AREA; 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE (SHADED TAN), AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 33015C0402E, DATED MAY 17, 2005.
  - THIS PLAN WAS PREPARED WITH EXISTING PLANS AND ON-SITE FIELD SURVEY WORK BY JAMES VERRA AND ASSOC., INC. DURING SEPTEMBER, 2019. THE CONTRACTOR SHOULD NOTIFY EMANUEL ENGINEERING, INC. DURING CONSTRUCTION IF ANY DISCREPANCY TO THE PLAN IS FOUND ON SITE.
  - ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS.  
 HORIZONTAL DATUM: NAD 1983  
 (2011)EPOCH2010.0000  
 VERTICAL DATUM: NGVD 1924  
 PRIMARY BM: NHD01 153-0380
  - THE LITTLE RIVER REFERENCE LINE IS DEPICTED VIA TOWN OF EXETER'S ONLINE GIS MAPS
  - WETLANDS DELINEATION BY GOVE ENVIRONMENTAL SERVICES IN SEPTEMBER 2019. WETLANDS FLAGS SURVEY LOCATED BY JAMES VERRA AND ASSOC., INC., SEPTEMBER 2019.
  - PROPERTY TO BE SERVICED BY TOWN WATER AND SEWER.
  - ALL UTILITIES SHALL BE LOCATED UNDERGROUND EXCEPT AS NOTED ON PLAN APPROVED BY THE TOWN.

- REFERENCE PLANS:**
- "PLAN OF LAND FOR CHRIST EPISCOPAL CHURCH, EXETER, NH" REVISED TO 5/16/67, RCRD PLAN 493; ALSO SEE SAME PLAN REVISED TO 1/1971, NOT RECORDED.
  - "REMEDIATION ACTION SITE PLAN PREPARED FOR: NORTH COURT STREET CONDOMINIUMS, 45 COURT STREET, EXETER, NH," DATED FEB. 21, 2002; RCRD PLAN D-24656.

1	FEB. 11, 2020	PRELIMINARY	
ISS. DATE:		DESCRIPTION OF ISSUE:	CHK.
DRAWN:	MCV	DESIGN:	MCV
CHECKED:	BDS	CHECKED:	BDS

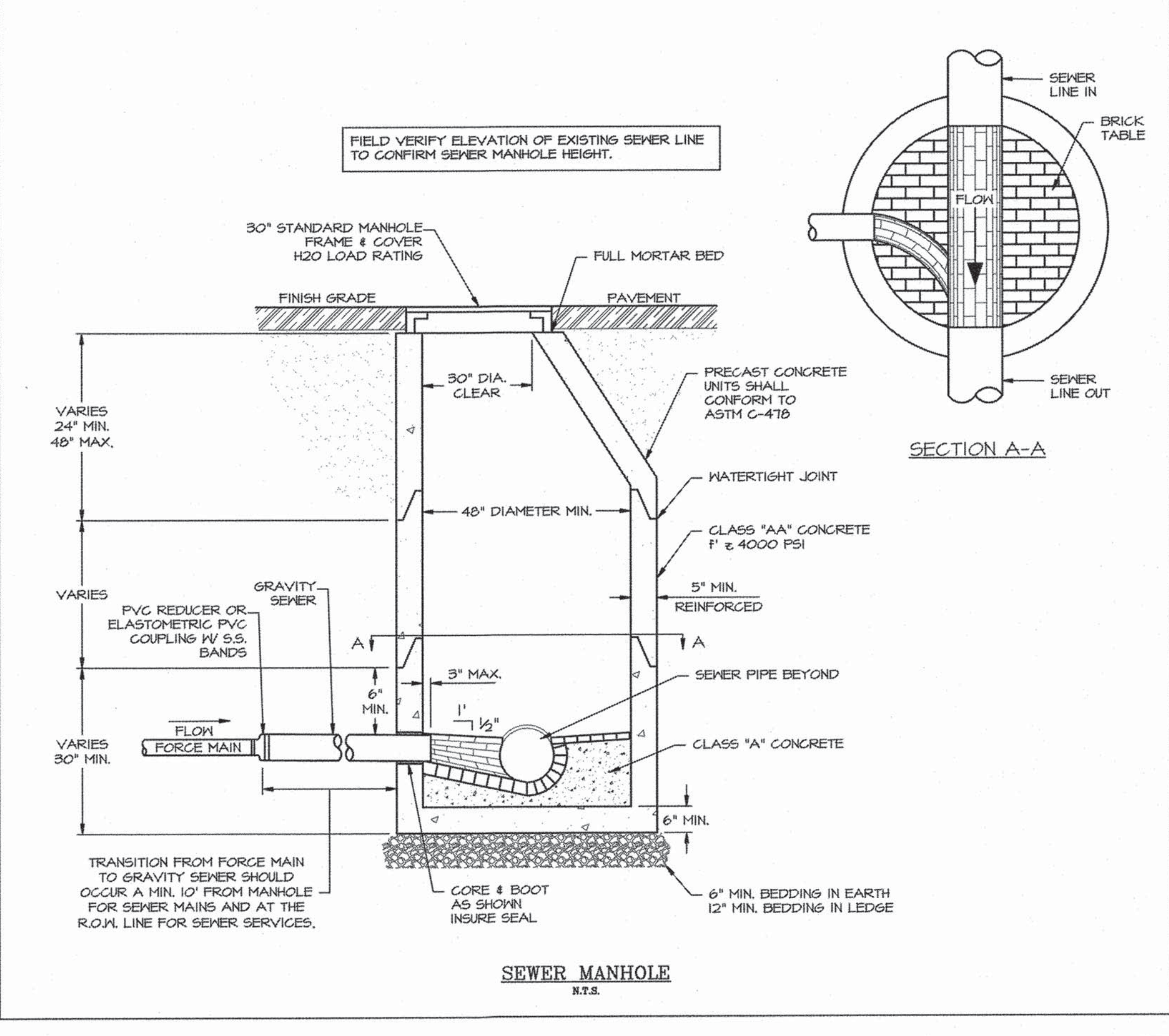
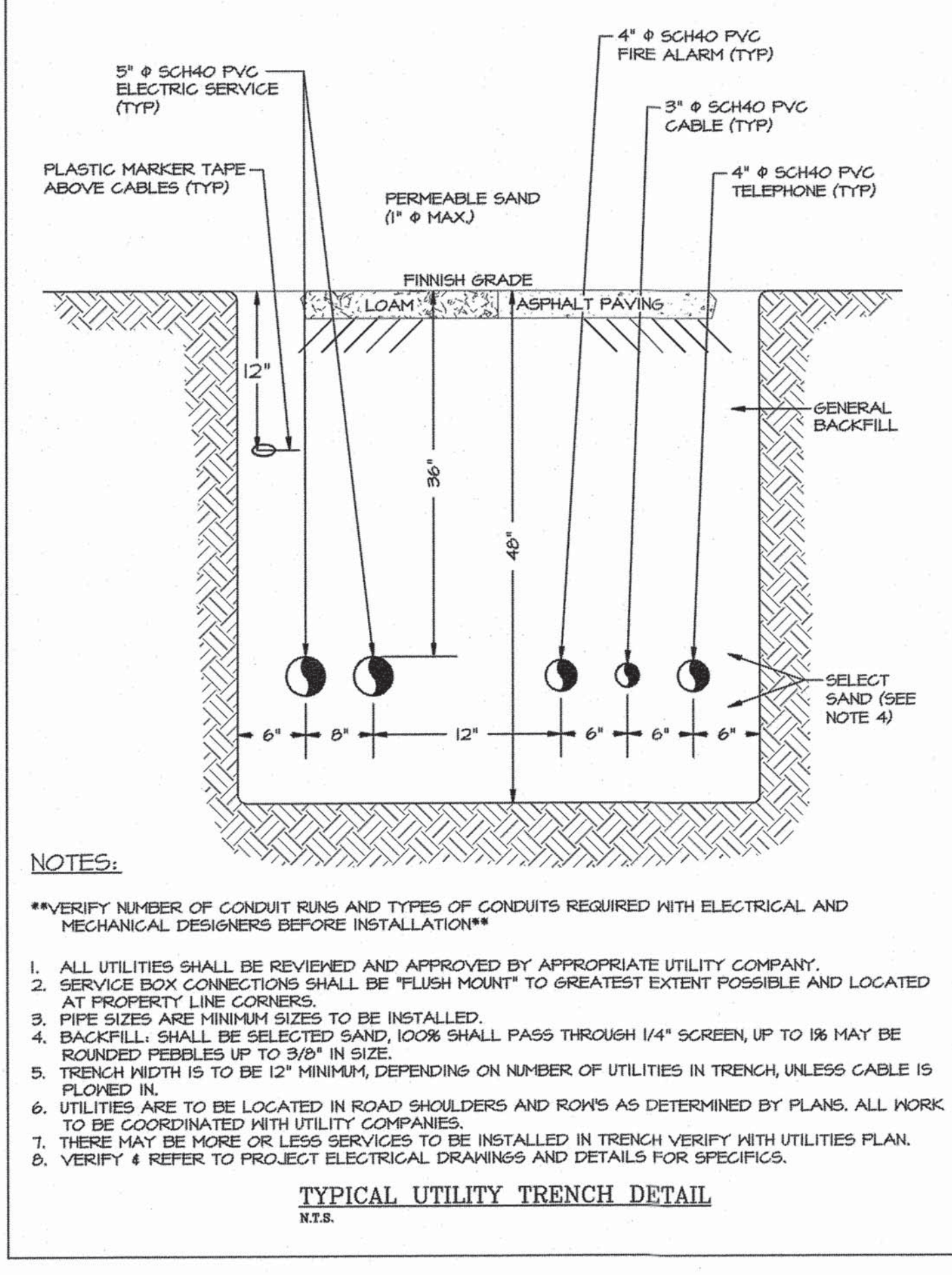
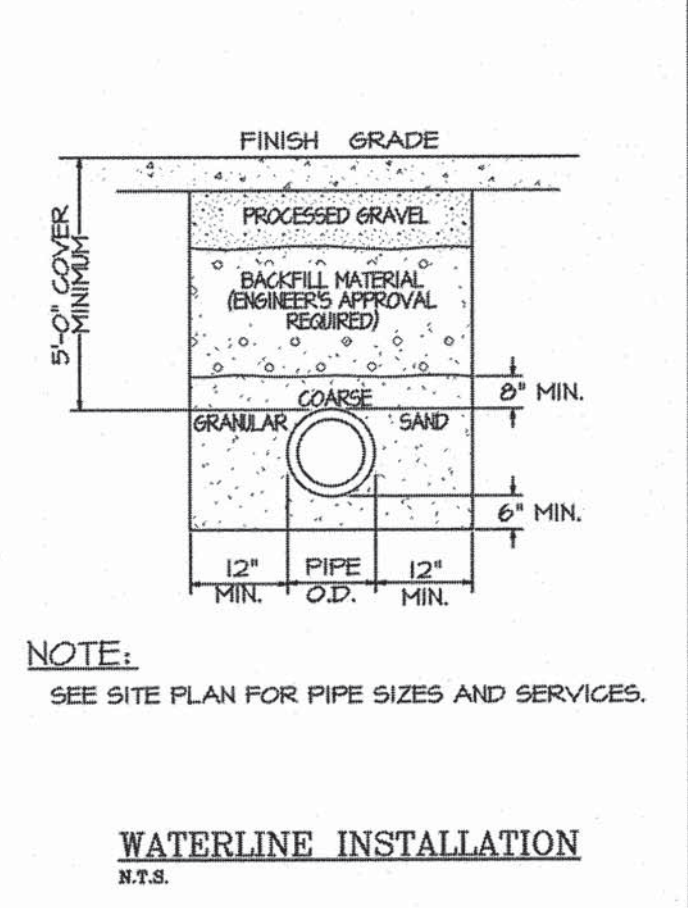
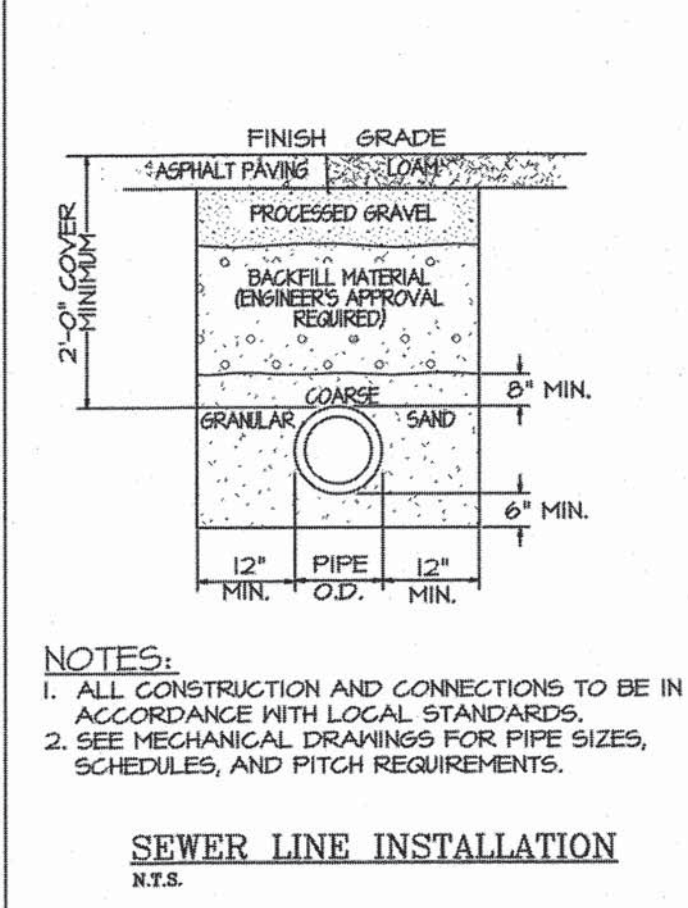
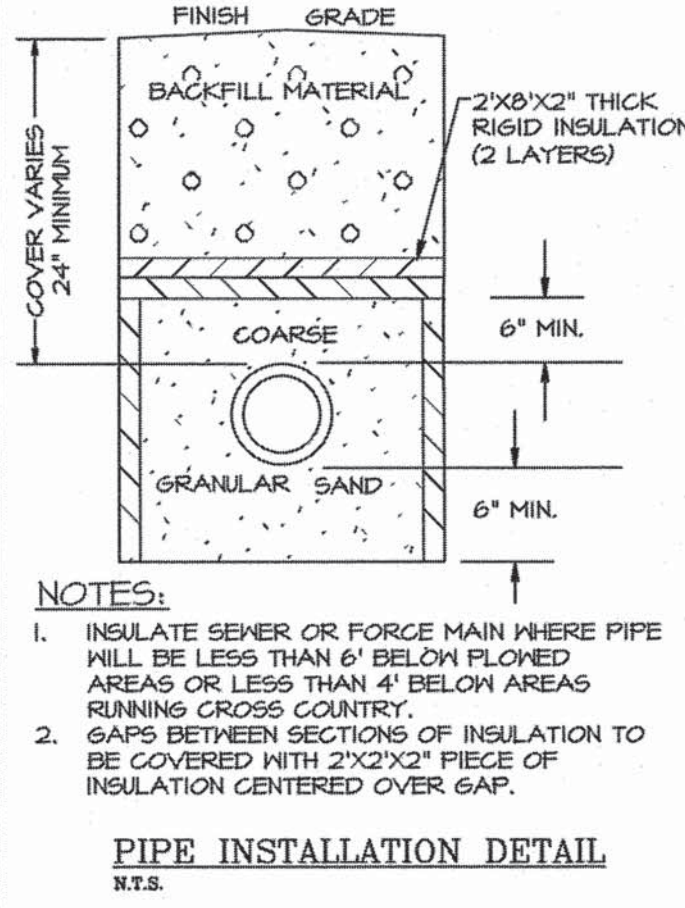
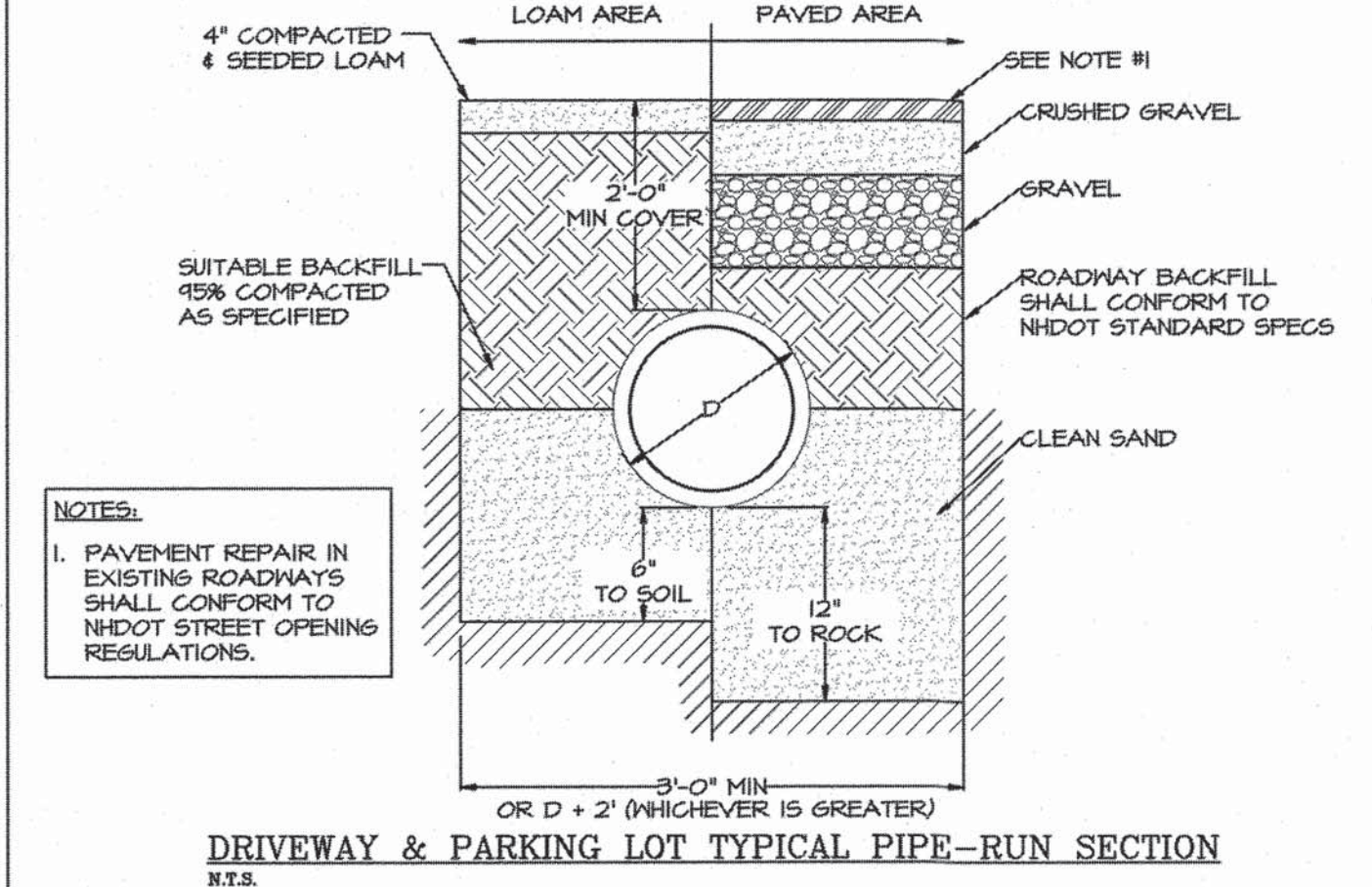
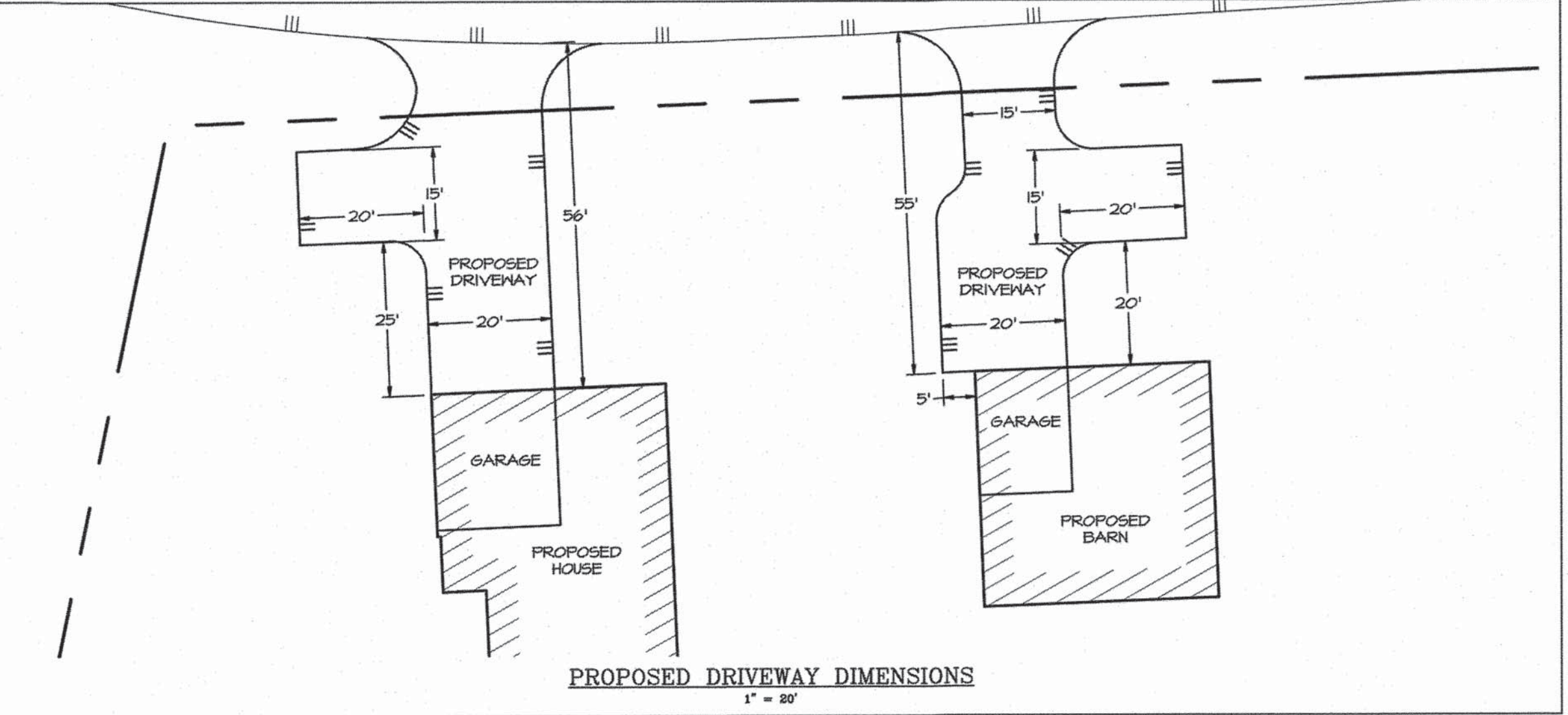
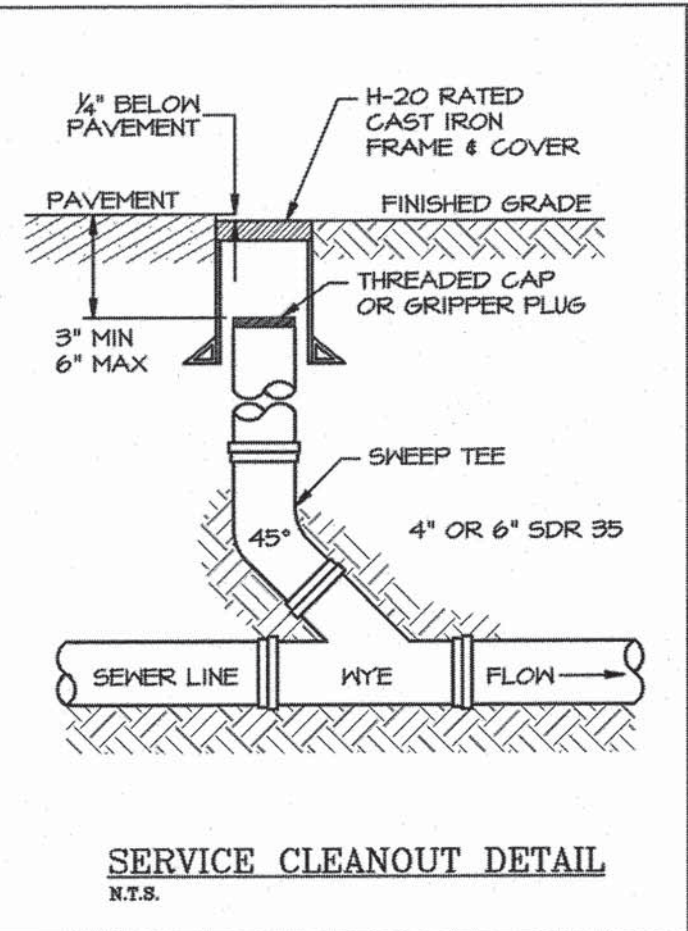
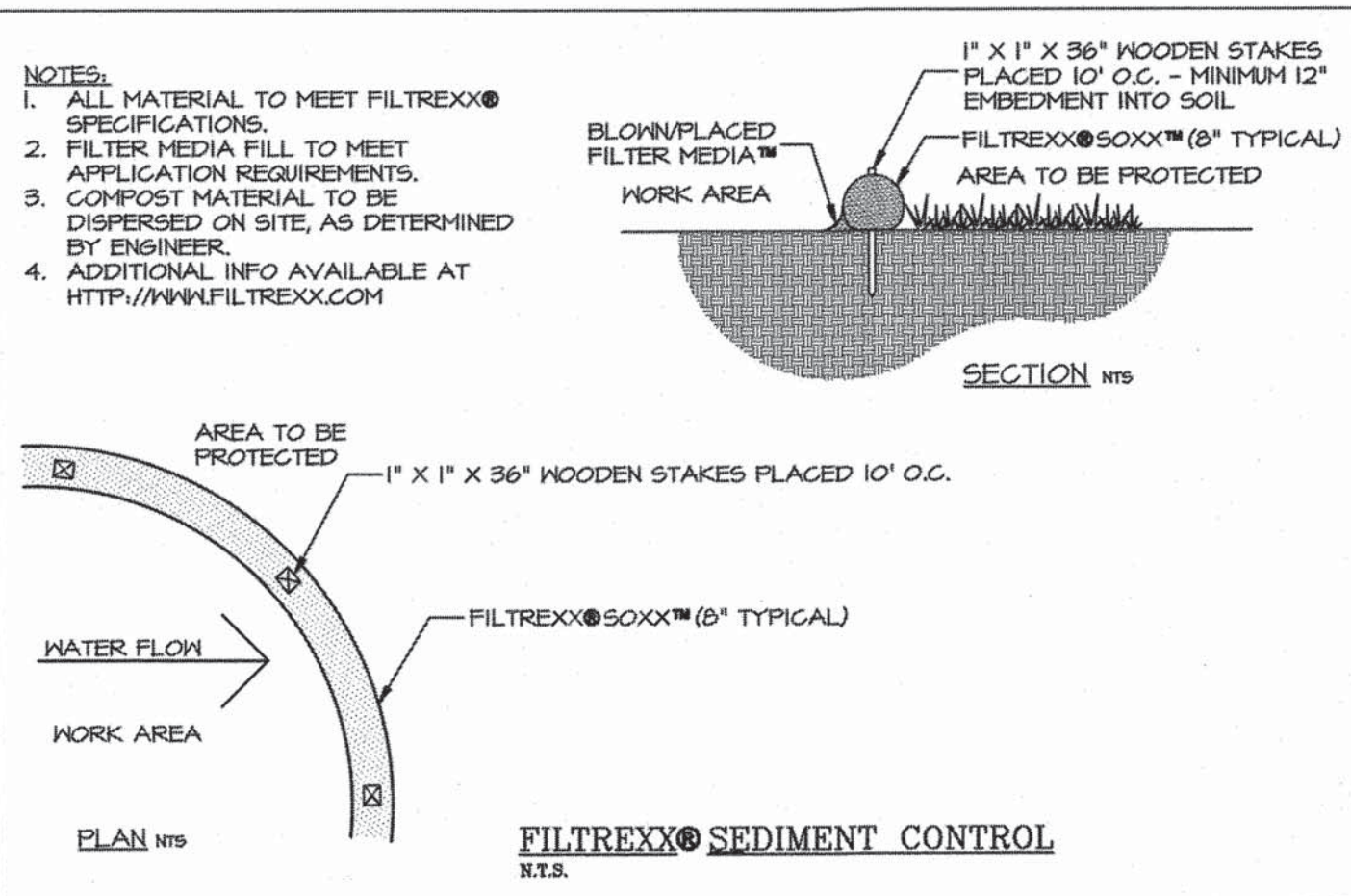
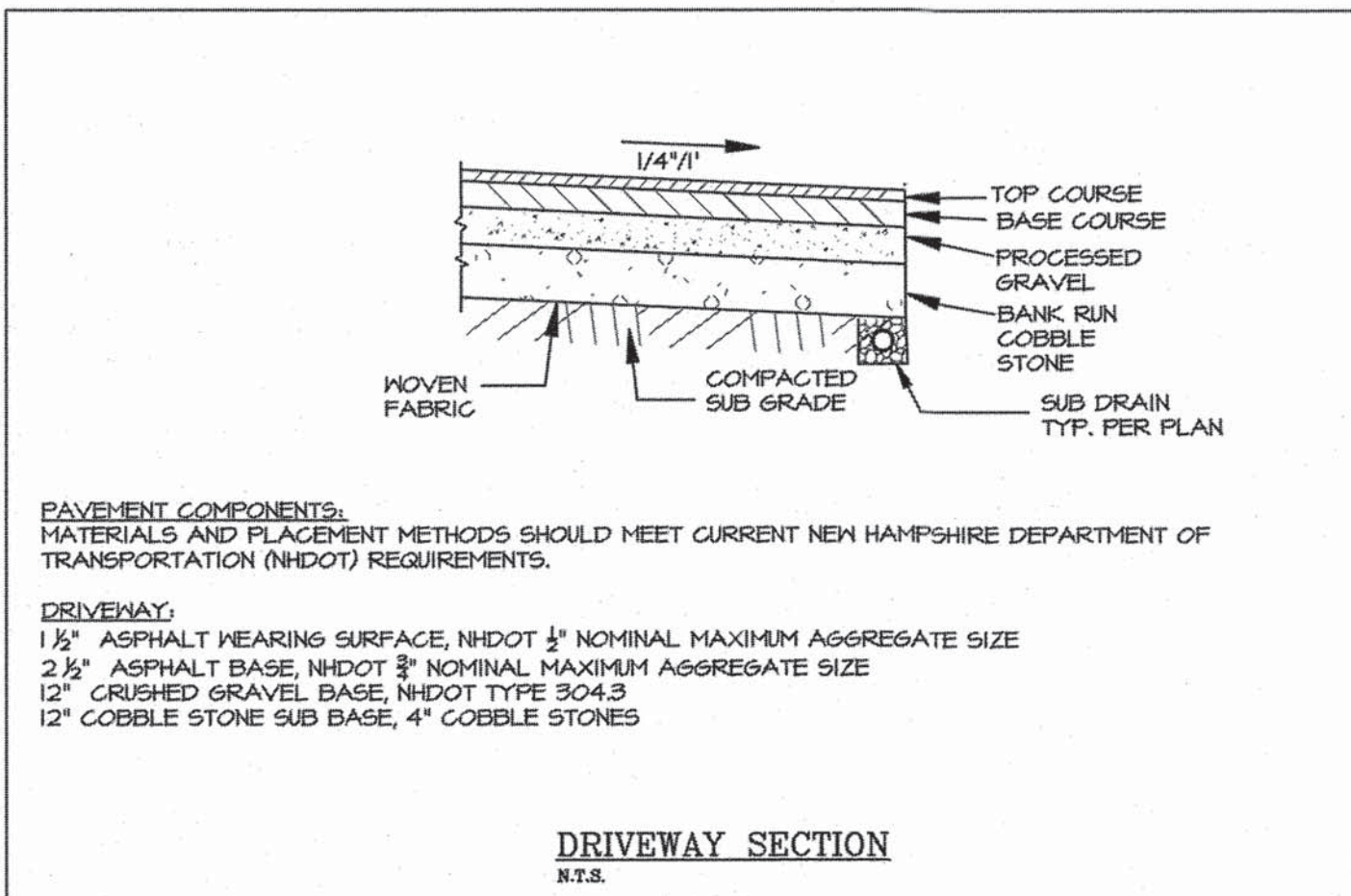


CLIENT:  
**TOM SCANLON**  
 P.O. BOX 2345  
 HAMPTON, NH 03843

TITLE:  
**POST-DEVELOPMENT SHORELAND SKETCH FOR TOM SCANLON NELSON DRIVE (SITE) EXETER, NH 03833**

PROJECT:	SCALE:	SHEET:
19-070	1"=30'	SK2





**EROSION AND SEDIMENTATION CONTROL:**

- CONDUCT ALL CONSTRUCTION IN A MANNER AND SEQUENCE THAT CAUSES THE LEAST PRACTICAL DISTURBANCE OF THE PHYSICAL ENVIRONMENT. ALL DITCHES, SWALES AND PONDS MUST BE STABILIZED PRIOR TO DIRECTING FLOW TO THEM.
- ALL GROUND AREAS OPENED UP FOR CONSTRUCTION WILL BE STABILIZED IN THE SHORTEST PRACTICAL TIME (SEE NOTE 8 FOR DEFINITION OF STABLE). ALL SOILS FINISH GRADED MUST BE STABILIZED WITHIN SEVENTY TWO HOURS OF DISTURBANCE. ALL TEMPORARY OR LONG TERM SEEDINGS MUST BE APPLIED TO COMPLY WITH "WINTER CONSTRUCTION NOTES (SEE WINTER CONSTRUCTION NOTES). EMPLOY TEMPORARY EROSION AND SEDIMENTATION CONTROL DEVICES AS DETAILED ON THIS PLAN AS NECESSARY UNTIL ADEQUATE STABILIZATION HAS BEEN ASSURED (SEE NOTE 8 FOR DEFINITION OF STABLE).  
TEMPORARY & LONG TERM SEEDINGS: USE SEED MIXTURES, FERTILIZER, LIME AND MULCHING AS RECOMMENDED (SEE SEEDING AND STABILIZATION NOTES).
- STRAW OR HAY BALE BARRIERS AND SILTATION FENCING TO BE SECURELY EMBEDDED AND STAKED AS DETAILED, WHEREVER POSSIBLE A VEGETATED STRIP OF AT LEAST TWENTY FIVE FEET IS TO BE KEPT BETWEEN SILT FENCE AND ANY EDGE OF WET AREA.
- SEEDING AREAS WILL BE FERTILIZED AND RE-SEED AS NECESSARY TO ENSURE VEGETATIVE ESTABLISHMENT.
- SEDIMENT BASINS, IF REQUIRED, TO BE CHECKED AFTER EACH SIGNIFICANT RAINFALL AND CLEANED AS NEEDED TO RETAIN DESIGN CAPACITY.
- STRAW BALE AND/OR SILT FENCE BARRIERS WILL BE CHECKED REGULARLY AND AFTER EACH SIGNIFICANT RAINFALL, NECESSARY REPAIRS WILL BE MADE TO CORRECT UNDERMINING OR DETERIORATION OF THE BARRIER AS WELL AS CLEANING, REMOVAL AND PROPER DISPOSAL OF TRAPPED SEDIMENT.
- TREATMENT SWALES WILL BE CHECKED WEEKLY AND REPAIRED WHEN NECESSARY UNTIL ADEQUATE VEGETATIVE COVER HAS BEEN ESTABLISHED.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED
  - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP RAP HAS BEEN INSTALLED.
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES IN THE PLAN SHALL MEET THE DESIGN BASED ON STANDARDS AND SPECIFICATIONS SET FORTH IN THE STORM WATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NEW HAMPSHIRE (AUGUST 1992 OR LATEST) PREPARED BY ROCKINGHAM COUNTY CONSERVATION DISTRICT, N.H. DES AND NRCS.

**WINTER CONSTRUCTION NOTES:**

- ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED AFTER SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENT.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15TH, OR WHICH ARE DISTURBED AFTER OCTOBER 15TH, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER NOVEMBER 15TH, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.

**SEEDING AND STABILIZATION FOR LOAMED SITE:**

FOR TEMPORARY & LONG TERM SEEDINGS USE ASHWAY'S SOIL CONSERVATION GRASS SEED OR EQUAL COMPONENTS:  
ANNUAL RYE GRASS, PERENNIAL RYE GRASS, WHITE CLOVER, 2 FESCUES, SEED AT A RATE OF 100 POUNDS PER ACRE,  
FERTILIZER & LIME:  
NITROGEN (N) 50 LBS/ACRE, PHOSPHATE (P2O5) 100 LBS/ACRE, POTASH (K2O) 100 LBS/ACRE, LIME 2000 LBS/ACRE  
MULCH:  
HAY OR STRAW 1.5-2 TONS/ACRE

**A) GRADING AND SHAPING**

- SLOPES SHALL NOT BE STEEPER THAN 2:1; 3:1 SLOPES OR FLATTER ARE PREFERRED, WHERE MOJING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.

**B) SEED BED PREPARATION**

- SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
- STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA, WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.

**STABILIZATION CONSTRUCTION ENTRANCE SPECIFICATIONS:**

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

ISS. DATE:	1 FEB. 5, 2020	DESCRIPTION OF ISSUE:	PROGRESS	CHK:	
DRAWN:	MCV	DESIGN:	MCV		
CHECKED:	BDS	CHECKED:	BDS		

**EMANUEL ENGINEERING**  
civil & structural consultants, land planners  
118 POSTSMITH AVENUE, 1202  
STRATHAM, NH 03855  
P: 603-772-4400 F: 603-772-4487  
WWW.EMANUELENGINEERING.COM

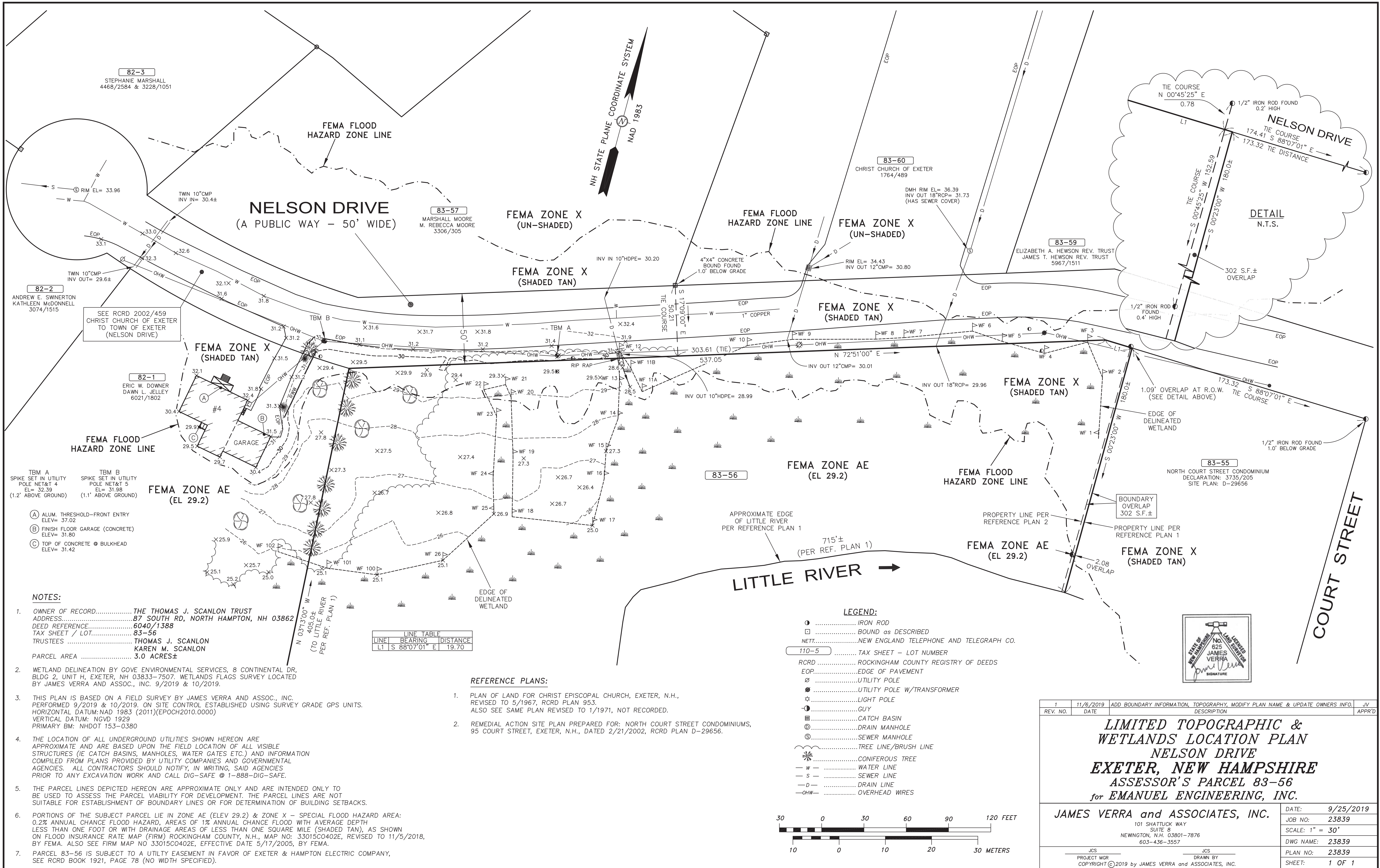
**CLIENT:**  
TOM SCANLON  
P.O. BOX 2345  
HAMPTON, NH 03843

**TITLE:**  
DETAILS AND NOTES  
FOR  
TOM SCANLON  
NELSON DRIVE (SITE)  
EXETER, NH 03833

**PROJECT:** 19-070 **SCALE:** AS SHOWN **SHEET:** D1

**BRUCE D. SCAMMAN**  
No. 11236  
LICENSED PROFESSIONAL ENGINEER  
3/31/20  
BDS





82-3  
STEPHANIE MARSHALL  
4468/2584 & 3228/1051

83-57  
MARSHALL MOORE  
M. REBECCA MOORE  
3306/305

83-60  
CHRIST CHURCH OF EXETER  
1764/489

83-59  
ELIZABETH A. HEWSON REV. TRUST  
JAMES T. HEWSON REV. TRUST  
5967/1511

82-1  
ERIC W. DOWNER  
DAWN L. JELLEY  
6021/1802

83-56  
NORTH COURT STREET CONDOMINIUM  
DECLARATION: 3735/205  
SITE PLAN: D-29656

82-2  
ANDREW E. SWINERTON  
KATHLEEN McDONNELL  
3074/1515

TBM A  
SPIKE SET IN UTILITY  
POLE NET&T 4  
EL= 32.39  
(1.2' ABOVE GROUND)

TBM B  
SPIKE SET IN UTILITY  
POLE NET&T 5  
EL= 31.98  
(1.1' ABOVE GROUND)

- (A) ALUM. THRESHOLD-FRONT ENTRY  
ELEV= 37.02
- (B) FINISH FLOOR GARAGE (CONCRETE)  
ELEV= 31.80
- (C) TOP OF CONCRETE @ BULKHEAD  
ELEV= 31.42

**NOTES:**

- OWNER OF RECORD.....THE THOMAS J. SCANLON TRUST  
ADDRESS.....87 SOUTH RD, NORTH HAMPTON, NH 03862  
DEED REFERENCE.....6040/1388  
TAX SHEET / LOT.....83-56  
TRUSTEES.....THOMAS J. SCANLON  
KAREN M. SCANLON  
PARCEL AREA.....3.0 ACRES±

- WETLAND DELINEATION BY GOVE ENVIRONMENTAL SERVICES, 8 CONTINENTAL DR, BLDG 2, UNIT H, EXETER, NH 03833-7507. WETLANDS FLAGS SURVEY LOCATED BY JAMES VERRA AND ASSOC., INC. 9/2019 & 10/2019.

- THIS PLAN IS BASED ON A FIELD SURVEY BY JAMES VERRA AND ASSOC., INC. PERFORMED 9/2019 & 10/2019. ON SITE CONTROL ESTABLISHED USING SURVEY GRADE GPS UNITS. HORIZONTAL DATUM: NAD 1983 (2011) (EPOCH2010.0000). VERTICAL DATUM: NGVD 1929. PRIMARY BM: NHDOT 153-0380

- THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES (IE CATCH BASINS, MANHOLES, WATER GATES ETC.) AND INFORMATION COMPILED FROM PLANS PROVIDED BY UTILITY COMPANIES AND GOVERNMENTAL AGENCIES. ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, SAID AGENCIES PRIOR TO ANY EXCAVATION WORK AND CALL DIG-SAFE @ 1-888-DIG-SAFE.

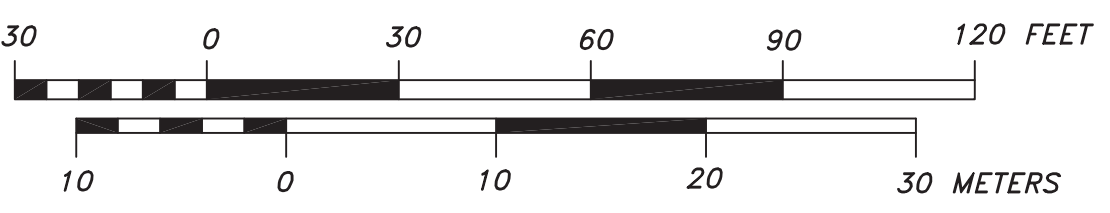
- THE PARCEL LINES DEPICTED HEREON ARE APPROXIMATE ONLY AND ARE INTENDED ONLY TO BE USED TO ASSESS THE PARCEL VIABILITY FOR DEVELOPMENT. THE PARCEL LINES ARE NOT SUITABLE FOR ESTABLISHMENT OF BOUNDARY LINES OR FOR DETERMINATION OF BUILDING SETBACKS.

- PORTIONS OF THE SUBJECT PARCEL LIE IN ZONE AE (ELEV 29.2) & ZONE X - SPECIAL FLOOD HAZARD AREA: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE (SHADED TAN), AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, N.H., MAP NO: 33015C0402E, REVISED TO 11/5/2018, BY FEMA. ALSO SEE FIRM MAP NO 33015C0402E, EFFECTIVE DATE 5/17/2005, BY FEMA.
- PARCEL 83-56 IS SUBJECT TO A UTILITY EASEMENT IN FAVOR OF EXETER & HAMPTON ELECTRIC COMPANY, SEE RCRD BOOK 1921, PAGE 78 (NO WIDTH SPECIFIED).

LINE	BEARING	DISTANCE
L1	S 88°07'01" E	19.70

- REFERENCE PLANS:**
- PLAN OF LAND FOR CHRIST EPISCOPAL CHURCH, EXETER, N.H., REVISED TO 5/1967, RCRD PLAN 953. ALSO SEE SAME PLAN REVISED TO 1/1971, NOT RECORDED.
  - REMEDIAL ACTION SITE PLAN PREPARED FOR: NORTH COURT STREET CONDOMINIUMS, 95 COURT STREET, EXETER, N.H., DATED 2/21/2002, RCRD PLAN D-29656.

- LEGEND:**
- ..... IRON ROD
  - ..... BOUND as DESCRIBED
  - NETT.....NEW ENGLAND TELEPHONE AND TELEGRAPH CO.
  - 110-5 ..... TAX SHEET - LOT NUMBER
  - RCRD.....ROCKINGHAM COUNTY REGISTRY OF DEEDS
  - EOP.....EDGE OF PAVEMENT
  - ..... UTILITY POLE
  - ..... UTILITY POLE W/TRANSFORMER
  - ☆ ..... LIGHT POLE
  - ..... GUY
  - ..... CATCH BASIN
  - ⊙ ..... DRAIN MANHOLE
  - ⊙ ..... SEWER MANHOLE
  - ..... TREE LINE/BRUSH LINE
  - ★ ..... CONIFEROUS TREE
  - W- ..... WATER LINE
  - S- ..... SEWER LINE
  - D- ..... DRAIN LINE
  - OHW- ..... OVERHEAD WIRES



1	11/6/2019	ADD BOUNDARY INFORMATION, TOPOGRAPHY, MODIFY PLAN NAME & UPDATE OWNERS INFO.	JV
REV. NO.	DATE	DESCRIPTION	APPR'D

**LIMITED TOPOGRAPHIC & WETLANDS LOCATION PLAN  
NELSON DRIVE  
EXETER, NEW HAMPSHIRE  
ASSESSOR'S PARCEL 83-56  
for EMANUEL ENGINEERING, INC.**

**JAMES VERRA and ASSOCIATES, INC.**  
101 SHATTUCK WAY  
SUITE B  
NEWINGTON, N.H. 03801-7876  
603-436-3557

JCS PROJECT MGR	JCS DRAWN BY
COPYRIGHT ©2019 by JAMES VERRA and ASSOCIATES, INC.	

DATE:	9/25/2019
JOB NO:	23839
SCALE:	1" = 30'
DWG NAME:	23839
PLAN NO:	23839
SHEET:	1 OF 1

Exeter Conservation Commission  
February 11, 2020  
Town Offices Nowak Room  
Draft Minutes

**Call to Order**

1. Introduction of Members Present

Present at tonight's meeting were Chair Todd Piskovitz, Vice-Chair Andrew Koff, Dave Short, Kristen Murphy, Alyson Eberhardt, Ginny Raub, Alternate, and Donald Clement, Alternate

Sally Ward, Clerk, Bill Campbell, Carlos Guindon, Lindsey White, Alternate, Trevor Mattera, Alternate and Julie Gilman, Select Board Liaison were not present.

Mr. Piskovitz called the meeting to order at 7 PM and indicated Alternates Ginny Raub and Donald Clement were both active.

2. Public Comment

Town Planner Dave Sharples indicated that in 2017 the Town applied for the Transportation Alternative Program Grant to connect three sidewalks and make one continual sidewalk with 80% from federal funding. The Town approved this in 2017. There are disconnects along Winter Street, Brentwood Road and no sidewalk by FairPoint. Surveying has to be done and a series of easements obtained which were signed by the landowners. Per RSA 41-14-a if the Selectmen acquire or sell land, they must bring to Conservation Commission first. While Mr. Sharples was not sure if that applied in this situation, Town Counsel recommended going through the process. Need review from Conservation and Planning Board before Select Board.

Mr. Sharples identified the easements and acquisitions. One was a 14' easement acquisition, a permanent of 60' needed to reset curb, a temporary slope easement to grade out driveway, another permanent easement, all three owners onboard. A handicapped tip down, permanent easement; put retaining wall in. The final is to put tip down in and maintain.

Mr. Clement noted the Town was fortunate to have had Mr. Sharples push this through. It will benefit the intersection on Brentwood and Epping and Columbus which have very narrow strips.

Mr. Koff asked about the crosswalk on Epping from Winter Street to the park and Mr. Sharples noted some neighbors did not want it there and the Town worked with the owners to move 75' from intersection so it was still close enough for people to use.

**MOTION:** Mr. Clement motioned upon review of the easement plan regarding additional sidewalks, Conservation has no objection. Mr. Short seconded the motion. With all in favor, the motion passed unanimously.



## **Action Items**

### 1. Annual Work Plan Priorities

Chair Piscovitz provided a schedule of activities, management and trails and urged the Commission to choose which events and trail work the Commission wanted to do in 2020. The items could be addressed seasonally or quarterly looking at what is ahead in the coming months.

#### April/May Activities:

- The Vernal pool Program @ Forest Ridge with ERLAC & Forest Ridge HOA is in late April
- The Earth Day Photo Contest is on April 22<sup>nd</sup>
- Spring Tree Program in April
- Easter Event
- Geology Walk t/b/d
- The woodcock Walk at Raynes Farm will be in early May
- Climate Outreach Board Workshop in May
- Rain barrel Sale in May

#### Amendments:

Ms. Raub was unable to do the Geology walk. Mr. Koff will take that on. Mr. Clement noted the Town Forest may be a good place for that.

Easter event – Ms. Murphy talked about doing a story event and possibly an egg hunt at Raynes Farm. Mr. Clement noted Swasey was a better location for that.

Ms. Murphy noted the Tree Committee will participate with the Spring Tree Program.

DES does a photo contest for Earth Day.

Ms. Murphy would like to do the vernal pool program with Forest Ridge HOA.

#### June Activities:

- Bobolink Bird Watch at Raynes in June

#### September Activities:

- Kayak Tour in September

#### October Activities:

- Story Walk

Ms. Raub indicated she can do that. It was originally scheduled for 10/26 but conflicts with parade.

#### Unscheduled Activities:

- Barn Talk
- Movies at Raynes Farm with Parks & Recreation
- School Groups at Raynes
- Milkweed at Morrissette w/SST
- Film Exeter Open Spaces
- Sustainability/Conservation Fair
- 8<sup>th</sup> Grade Science Project

Ms. Murphy met with Tom Brightman of NH Fish & Game and Tracy Degan of RCCD about the Morrissette property in late December wanting to collaborate on a pollinator planting study with Exeter and the SST students growing milkweed and planting them at Morrissette and tracking progress rates. Mr. Brightman shared some suggestions on mowing practices such as delineating sections, dividing into three.

#### Property Management:

##### Cheney

Ms. Murphy indicated there is a rustic tree structure there. Mr. Clement noted its been there a long time but don't know its purpose. Mr. Clement recommended sending someone in to photograph it in the spring.

##### Morrissette

##### Invasive Removal

Ms. Murphy indicated the SCA Invasive Removal would be set up early, have SCA volunteers, deadline in **June**.

##### VRAP Volunteer Recruit

Ms. Murphy posted on Facebook and the website. Five new people are helping. VRAP supposed to be volunteer run. Ms. Murphy will advertise it. Ms. Eberhardt indicated it didn't necessarily have to be only people from Exeter.

Trails:

Oaklands

Mr. Clement indicated there was a quarry there many years ago. Is in the Henderson Swasey area. Mr. Short added there is one between Norris Brook trail and the industrial park that has beautiful cut granite. Mr. Clement noted one on the South side of 102 as well.

Mr. Koff did not feel Oaklands bridge was safe or necessary. Mr. Short indicated both bridges are needed. Part of the crooked bridge is underwater and now frozen. Chair Piscovitz asked if it could be altered without triggering a permit. Ms. Murphy noted a trail maintenance notification could be sent. There used to be a pipe to regulation water elevation. Mr. Short would prefer to wait and see if it is feasible. A lot of feedback was received that it is cool and iconic.

Vandalism of sign at Trussle Lot

Mr. Short noted someone could do printing on Tyvek and recreate the map and paint the reverse side so it looks good.

H-5 Kiosk

Quarterly Trail Meetings

Ms. Murphy indicated interest in the Trail Committee Meeting.

Irvine Sign

Chair Piscovitz may have a friend who can replace it. Ms. Murphy noted Bill got an estimate for \$475 for a sign.

Skate Park Morrissette Sign

McDonnell Trail Court St. Entrance

Smith Page

Sign for Pete's Path

Sign at Raynes to direct to trail

## 2. NHDES Wetland Rule Amendment

Ms. Murphy provided a handout from the NH Association of Conservation Commission with links relative to the December, 2019 updates.

## 3. Committee Reports:

### a. Property Management

#### i. Conservation Planning

Ms. Murphy indicated this started as wetland mitigation. Did ARM grant fund ranking, narrowed list and presented. Reached out to landowners to alert of the ARM grant opportunity. Trying to narrow down landowners who are willing and designate the top five properties. Chair Piscovitz recommended figuring out what can be reasonably obtained. Mr. Clement added weigh the criteria. Ms. Murphy noted if partially in the NRI area look to protect at priority.

#### ii. Morrissette Property Management

### b. Trails

#### i. Henderson Swasey Kiosk Vandalism

### c. Outreach Events

#### i. Report on Full Moon Snowshoe

Mr. Koff reported the snowshoe event advertised on Facebook was successful with about 20 people, mostly adults. The hike went out to the Irvine property where Ms. Eberhardt gave a talk which was well received.

#### ii. Upcoming:

##### 1. April 23 Sky Watch Event at Raynes (cloud date 4/27)

Ms. Raub noted the NH Astrological Society presentation will be in the barn at 7:30. Telescopes are provided.

Ms. Murphy will put together a flyer.

### d. Tree City Subcommittee

Ms. Murphy indicated the Committee is meeting at 8:30 PM on February 18<sup>th</sup>. Three Liberty Elms have been donated. Tree stewards will be established for long-term care of the plantings. Reviewing



tree ordinances and looking to update those.

Mr. Short met with the Flockharts. The donation is a multi-year deal. Discussed tree maintenance and areas that need trees such as Town right of ways on several roads.

5. Approval of Minutes: January 14, 2020

**MOTION:** Mr. Clement motioned to accept the January 14, 2020 minutes as amended. Mr. Koff seconded the motion. A vote was taken. Ms. Raub and Ms. Eberhardt abstained. Approved 5-0-2.

6. Correspondence

Ms. Murphy spoke with Matt Berube about the path to clear the sewer line which needs widening. The sewerage line goes through a prime wetland and may require a wetland application or permit by notification. Willing to talk about areas we want protected.

7. Other Business

8. Next Meeting

a. Date Scheduled: March 17, 2020 at 7 PM, Submission Deadline: February 28, 2020

### **Adjournment**

**MOTION:** Ms. Eberhardt moved to adjourn. Mr. Short seconded. All were in favor and the meeting was adjourned at 8:28 PM.

Respectfully submitted,

Daniel Hoijer  
Recording Secretary