



# 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

### Site Walk

The Exeter Conservation Commission will be conducting a site walk **October 13<sup>th</sup> at 5:30 pm** to review the site associated with the conceptual project discussion for 32 Charter Street, Tax Map/Lot 82-36 scheduled for this evening's meeting.

### Monthly Meeting

The Exeter Conservation Commission will meet virtually (see connection info below\* and details attached) on **Tuesday, October 13<sup>th</sup>, 2020 at 7:00 P.M.**

#### Call to Order:

1. Introduction of Members Present
2. Public Comment

#### Action Items

1. Request for removal of tree on Raynes Farm property. (Ben Anderson)
2. Shoreland Conditional Use Permit Application for PEA for repairs to Hill Bridge, enhancing scour resistance, repair riverbank erosion and minor landscaping at the ends of the bridge at Tax Map/Lots 71-119 and 83-1. (James Turner)
3. Conceptual discussion for the construction of an additional parking/car storage lot for the McFarland Ford Dealership on 110 Holland Way Tax Map/Lot 51-17 (Wayne Morrill, Jim Gove, Chris Lane)
4. Conceptual discussion in association with a conditional use permit for clean-up and construction of a residential multi-family unit within the prime wetland buffer and structural setback at 32 Charter Street, Tax Map/Lot 82-36 (Jim Gove, Christian Smith, Frank Catapano, Colton Gove)
5. Expense Requests
6. Committee Reports
  - a. Property Management
  - b. Trails
  - c. Outreach Events
7. Approval of Minutes: September 8<sup>th</sup>, 2020
8. Correspondence
9. Other Business
10. Next Meeting: Date Scheduled (11/10/20), Submission Deadline (10/30/20)

*Andrew Koff*

*Exeter Conservation Commission*

*Posted October 9<sup>th</sup>, 2020 Exeter Town Website [www.exeternh.gov](http://www.exeternh.gov) and Town Hall Kiosk.*

#### \*ZOOM MEETING INFORMATION:

Virtual Meetings can be watched on Channel 22 and on Exeter TV's Facebook and YouTube pages.

To participate in public comment, click this link: <https://exeternh.zoom.us/j/89163006319>

To participate via telephone, call: +1 646 558 8656 and enter the Webinar ID: 891 6300 6319

Please join the meeting with your full name if you want to speak.

Use the "Raise Hand" button to alert the chair you wish to speak. On the phone, press \*9.

More instructions for how to participate can be found here: <https://www.exeternh.gov/townmanager/virtual-town-meetings>

**Contact us at [extvg@exeternh.gov](mailto:extvg@exeternh.gov) or 603-418-6425 with any technical issues.**

**TOWN OF EXETER  
PLANNING DEPARTMENT MEMORANDUM**

Date: Oct 9<sup>th</sup>, 2020  
To: Conservation Commission Board Members  
From: Kristen Murphy, Natural Resource Planner  
Subject: Oct 13<sup>th</sup> Conservation Commission Meeting

1. **Tree Removal on Raynes Farm property:** Mr. Anderson submitted this request to the Raynes Farm Stewardship Committee (RFSC). NHDOT requested the tree be removed in order for him to use the 2<sup>nd</sup> entrance to his property for parking. He offers to pay for the tree. The tree is south of the barn and marked with flagging. Please visit before meeting to inform your decision. The RFSC members offered no objections and forwarded to CC for review.

*Suggested Motion:*

- \_\_\_\_\_ We have reviewed this request and have **no objection** to the removal of the indicated tree on Raynes Farm property at the requesters expense.
- \_\_\_\_\_ We have reviewed this request and (**approve with conditions**) (**deny**) as noted below:

2. **Shoreland CUP for Hill Bridge:** Our wetland regulations exempt projects that revegetate or revitalize an already disturbed buffer (9.1.5.J.) so no wetland CUP is needed. They are also filing for an expedited wetland application so they are seeking your support for their State Wetland and Shoreland applications.

*Suggested Motion for Shoreland Conditional Use Permit:*

- \_\_\_\_\_ We reviewed this application and feel the need to **table the application to a date certain** due to insufficient information on criteria necessary for the Commission to make a recommendation to the planning board as noted below: We recommend the required information be submitted by the next meeting submission deadline of \_\_\_\_\_ to be heard at the \_\_\_\_\_ conservation commission meeting date.
- \_\_\_\_\_ We have reviewed this application and have **no objection** to the approval of the conditional use permit as proposed.
- \_\_\_\_\_ We have reviewed this application and recommend that the shoreland conditional use permit be (**approved with conditions**) (**denied**) as noted below:

*Suggested Motion for State Wetland Expedited Application:*

- \_\_\_\_\_ We have reviewed this application and have **no objection** to signing to waive our right to intervene in the application as proposed.
- \_\_\_\_\_ We have reviewed this application and recommend that the wetland application be (**approved with conditions**) (**denied**) as noted below:

*Suggested Motion for State Shoreland Permit:*

- \_\_\_\_\_ We have reviewed this application and have **no objection** to the issuance of a shoreland permit for the application as proposed.
- \_\_\_\_\_ We have reviewed this application and recommend that the shoreland application be (**approved with conditions**) (**denied**) as noted below:

3. **Conceptual discussion for McFarland Ford Parking:** The concept plans for this portion of Map 51- Lot 17 show two wetland boundaries. One is the adopted prime wetland boundary. The other is a field verified wetland boundary. In accordance with NHDES regulations, the boundary of a prime wetland shall coincide, where present, with the upland edge of any wetland, as defined in RSA 482-A:2, X, that is part of the prime wetland. Therefore, the applicant has indicated our local prime wetland setback for parking/structure/septic of 125' and limited use buffers of 100' based on the line of the field verified wetland boundary. The applicant wishes to present the project to you for your feedback in consideration of submitting a wetland conditional use permit. No motions/board action is required but the applicant seeks your comments to help determine the best approach moving forward. Neither the applicant nor the Board shall be bound by these discussions. If you are unfamiliar with this lot, you can view it in its entirety at <https://www.mapsonline.net/exeternh/> and search Parcel Number 051-017 and add the prime wetland or aerial layers.

4. **Conceptual discussion for 32 Charter St:** The applicant wishes to present the project to you for your feedback. Neither the applicant nor the Board shall be bound by these discussions. No motions/board action is required but comments could help the applicant understand the best approach moving forward. Their application included a screenshot from MapsOnline. If you are unfamiliar with this lot, you can view it in its entirety at <https://www.mapsonline.net/exeternh/> and search Parcel Number 082-036 and add the prime wetland or aerial layers.
5. **Expense Requests:** We need to identify any end of season requests ASAP so that I have that information when I present to the Budget Committee as currently we have low expenditures.
6. **Committee Reports:** I put together a dashboard (attached) with these items to aid/target discussion. In the future feel free to contact me with any items you may wish to add.

## Property Management

Raynes: Invasive removal around field edge (9.5 of 28 hrs complete)

Irvine, Morrissette (1/3), White Perry: Mowing complete

H-S: Invasive removal ongoing. Potential for UNH students Oct 30, volunteers. Working to set up meeting

McDonnell: reports of dirtbikes driving through. Looking into barriers.

Pollinator Pathways: No houses signed up. Talked about a seed swap but no plans to move that forward. Are looking into seed collection for planting at other properties.

Discussed LCHIP application with DPW. DPW is obtaining quotes for building assessment. This may require CC funding support so we can develop LCHIP application on sound dollar amounts.

Rte 27/101 Game cameras installed to monitor use by wildlife. Consider how to implement a project to change fencing alignment there. Exeter participating in an in-depth Wildlife Corridor Workshop (Carlos, Alyson, Bill, Kristen)

Property monitoring ongoing

Raynes: Received a generous donation from the Word Barn wildlife event.

Raynes: Kathy Norton removed vines, Ben Anderson cut brush along roadside of stonewall, Keith Whitehouse (Yeti Landcare) cut back veg at the gravesite, Jeff cut around barn

## Trails

Oaklands: Started blazing red trail

Oaklands: Installed additional signage

Oaklands: Need to install mini-kiosks. Requires some wood repairs

Linden Commons HOA Pres inquired about a joint trail care day

Industrial Drive kiosk arrived. Need to install

Raynes: Discussing winter solstice event

Raynes: Discussion about ADA compatible improvements

## Outreach

All events (even CC sponsored) need SB approval during covid.

Skywatch planned to Friday - volunteers

Nick led Parks and Rec kids hiking program 2 weeks. Cubie Rd area and Jolly Rand

[Climate forum successful. At peak 32 people attended from variety of boards \(Alyson, Trevor, Don, Kristen\). Next steps would be to develop a public event in the future.](#)

[Resources available HERE](#)

Raynes: Discussing a Winter Solstice Event



**Stephens Associates  
Consulting Engineers**

Insightful, Cost-  
saving Solutions  
for Buildings and  
Infrastructure

Structural  
Geotechnical  
Hydrology & Hydraulics

**Certified W/DBE in MA, ME, NH and VT**

[www.StephensEngineers.com](http://www.StephensEngineers.com)

60 Northrup Dr  
Brentwood, NH 03833  
Phone: (603) 772-1417

668 Main Street, Suite 250  
Wilmington, MA 01887  
Phone: (978) 988-2115

*Celebrating  
over 20 years*

**NHDES WETLANDS BUREAU  
EXPEDITED MINIMUM IMPACT  
WETLANDS PERMIT APPLICATION  
REPAIR OF HILL BRIDGE  
EXETER, NEW HAMPSHIRE  
SA Project No. 113-13-003  
August 21, 2020**

Prepared for:

**PHILLIPS EXETER ACADEMY**  
20 Main Street  
Exeter, NH 03833

Prepared by:

**Stephens Associates Consulting Engineers, LLC**

Nathaniel A. Olson, Ph.D  
Project Engineer

James E. Turner  
Project Manager

Robert S. Stephens, P.E.  
Principal Engineer

## TABLE OF CONTENTS

<b>Application Item</b>	<b>Number of Sheets</b>
Application Fee (for NHDES Wetlands Bureau copy only)	--
Minimum Impact Expedited (EXP) Wetlands Permit Application	7
Abutter Notification Letter, Tax Map, Abutter List, and mailing labels	8
Abutter and Exeter River LAC notification certified mail receipts	--
USGS Topographic Map	1
Photographs	6
NH Natural Heritage Bureau (NHB) Review	12
Letter of Wetland Delineation, dated September 20, 2018, by Gove Environmental Services, Inc.	1
11" by 17" Wetland Impact and Design Drawings	19

INSERT CHECK OR MONEY ORDER FOR PERMIT APPLICATION FEE

PAYABLE TO "Treasurer – State of NH"



**EXPEDITED (EXP) MINIMUM IMPACT  
WETLANDS PERMIT APPLICATION**  
Water Division/Land Resources Management  
Wetlands Bureau  
[Check the Status of your Application](#)



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

**APPLICANT'S NAME:** Phillips Exeter Academy

**TOWN NAME:** Exeter

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

**SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; Env-Wt 603.03; Env-Wt 603.05)**  
Please use the [Wetland Permit Planning Tool \(WPPT\)](#), the Natural Heritage Bureau (NHB) [DataCheck Tool](#), the [Aquatic Resource Mapper](#), or other sources to assist in identifying key features such as: [priority resource areas \(PRAs\)](#), [protected species or habitats](#), coastal areas, designated rivers, or designated prime wetlands.

Does the property contain a PRA?  Yes  No. If yes, provide the following information:

- Does the project qualify for an Impact Classification Adjustment or a Project-Type Exception (See Env-Wt 407.02 and Env-Wt 407.04)?  Yes  No
- Protected species or habitat?  Yes  No. If yes, species or habitat name(s): American eel, Blanding's turtle
- NHB Project ID #: NHB20-0823
- Bog?  Yes  No
- Floodplain wetland contiguous to a tier 3 or higher watercourse?  Yes  No
- Designated Prime Wetland or duly-established 100-foot buffer?  Yes  No
- Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone?  Yes  No

Is the property within a Designated River corridor?  Yes  No. If yes, provide the following information:

- Name of Local River Management Advisory Committee (LAC): Exeter River
- A copy of the application was sent to the LAC on Month:  Day:  Year:

For stream crossing projects, provide watershed size: 107 sq mi

For dredging projects, is the subject property contaminated?  Yes  No  
If yes, list contaminant:

Is there potential to impact impaired waters, class A waters, or outstanding resource waters?  Yes  No

[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)



**SECTION 2 - ELIGIBILITY (Env-Wt 306.03; 310.01; 310.03)**

You must confirm that your project meets **ALL** of the following statements to qualify for the EXP process:

- The project qualifies as minimum impact project (See Env-Wt 306.03).
- The project does not include activities that are prohibited under RSA 482-A (See Env-Wt 306.03(a)).
- The project does not include any work in a jurisdictional area that was started without first obtaining the applicable approval (See Env-Wt 306.03(b)).
- No work has been done on the subject property pursuant to another EXP or a statutory permit-by-notification (SPN) within 12 months of the date this EXP will be issued. Alternatively, if any work has been done on the subject property pursuant to another EXP or a statutory permit-by-notification (SPN) within 12 months of the date this EXP will be issued, then you are submitting information, including a plan, with this application demonstrating that:
  - The work proposed in this EXP application is wholly unrelated to and separate from the work already done under the EXP or SPN; and
  - The work proposed in this EXP application, when combined with work that has been done under previously issued EXPs or SPNs within the last 12 months, does not constitute a project for which a standard permit is required (See Env-Wt 310.03(a)).
- If the project is located in a PRA, it also qualifies for an impact classification adjustment under Env-Wt 407.02 or a project-type exception (PTE) under Env-Wt 407.04 (See Env-Wt 310.01(d)(6)).

My project meets all statements above. (Proceed to Section 3.)

My project does not meet all of the statements above. (Your project does not qualify for the EXP process. Your project either is not permissible or requires a Standard Permit.)

**SECTION 3 - INFORMATION ON THE PROPOSED PROJECT (Env-Wt 310.01(c))**

Provide the following information on the proposed project.

Identification of the applicable minimum impact provision(s) in Env-Wt 500, Env-Wt 600, or Env-Wt 900 and the project-specific information required by those provision(s):

Based on our pre-application meeting with NHDES on February 26, 2020, the Project qualifies for a Minimum Impact – Expedited permit application for repair of an existing structure, i.e. the Bridge, per Env-Wt 904.09, and for bank stabilization upstream and downstream of the Bridge by bioengineering methods per Env-Wt 514.07(a)(2).

Bank stabilization: As shown in the attached photos, the existing banks upstream and downstream of the Bridge are generally vegetated, except where they are eroded (largely due to previous foot traffic, surface runoff, etc.). The bioengineered repairs, shown on the Drawings, include soil fill, staked logs, erosion control matting, planted shrubs and perennials, and grassy cover. The repairs will reduce the potential for erosion-causing foot traffic and encourage river access at other nearby locations.

Stream crossing (i.e. Bridge) repair: The proposed Bridge repairs maintain the existing Bridge opening and the riprap repairs maintain existing ground surface grades on the banks and the river bed. The repairs therefore maintain hydraulic capacity, wildlife and aquatic organism passage, and river connectivity, and do not increase upstream or downstream flood risk.

A brief description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached" in the space provided below.  
 The purpose of the Project is to repair the existing Hill Bridge crossing the Exeter River, enhance scour resistance, repair river bank erosion, and improve landscaping at the ends of the Bridge.

Scope of work in the delineated wetlands includes temporary sediment/erosion controls, staging, and cofferdams, riprap repair for erosion resistance, installation of vegetative bank stabilization, and concrete repairs to the Bridge.

The Project involves repair of an existing structure (the Bridge) and adjacent river banks. Repairs to the Bridge are needed to maintain structural capacity, public safety, emergency vehicle access across the bridge to an otherwise difficult-to-access location, and continued operation, including repairs to Bridge concrete surfaces, river bank erosion repair, and repair of erosion-resistant riprap at each end of the Bridge.

Permanent wetland impacts are needed to excavate and place the erosion-resistant riprap, place fill to restore bank erosion and stabilize banks, and restore vegetation. Temporary wetland impacts are necessary for construction access and temporary sediment and erosion controls. No compensatory mitigation is required.

Identification of the type of wetland to be affected and the amount of wetland impacts (in square feet/linear feet):  
 Perennial Stream: 750 sq ft / 85 lin ft (permanent), 3,340 sq ft / 110 lin ft (temporary)  
 Bank - Perennial Stream: 1,160 sq ft / 175 lin ft (permanent), 490 sq ft / 220 lin ft (temporary)

Not applicable

The number of linear feet of shoreline frontage for projects located on water bodies:  
 linear feet  
 Not applicable

**SECTION 4 - PROJECT LOCATION (Env-Wt 310.01(b))**

ADDRESS:

TOWN/CITY:

TAX MAP/LOT NUMBER:

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME:   
 N/A

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):  
 42.9767° North  
 70.9428° West

**SECTION 5 – APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 310.01(a))**

If the applicant is a trust or a company, then the name of the trust or company should be written as the applicant's name.

NAME: Phillips Exeter Academy, Facilities, Attn: Mark Leighton and Ron Johnson

MAILING ADDRESS: 20 Main Street

TOWN/CITY: Exeter	STATE: NH	ZIP CODE: 03833
-------------------	-----------	-----------------

PHONE: 603-777-4436	EMAIL ADDRESS (OPTIONAL): mleighton@exeter.edu, rjohnson@exeter.edu
---------------------	---

ELECTRONIC COMMUNICATION: By initialing here: ML, I hereby authorize NHDES to communicate all matters relative to this application electronically.

**SECTION 6 - AUTHORIZED AGENT INFORMATION (Env-Wt 310.01(a))**

If the agent is a company, then the name of the company should be written as the agent's name.

NAME: Stephens, Robert S., PE, Stephens Associates Consulting Engineers, LLC

MAILING ADDRESS: 60 Northrup Drive

TOWN/CITY: Brentwood	STATE: NH	ZIP CODE: 03833
----------------------	-----------	-----------------

PHONE: 603-772-1417	EMAIL ADDRESS (OPTIONAL): rsstephens@stephensengineers.com, cc: jeturner@stephensengineers.com
---------------------	--

ELECTRONIC COMMUNICATION: By initialing here: ASS, I hereby authorize NHDES to communicate all matters relative to this application electronically.

**SECTION 7 - PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT) (Env-Wt 310.01(a))**

If the owner is a trust or a company, then the name of the trust or company should be written as the owner's name.

NAME:

MAILING ADDRESS:

TOWN/CITY:	STATE:	ZIP CODE:
------------	--------	-----------

PHONE:	EMAIL ADDRESS (OPTIONAL):
--------	---------------------------

ELECTRONIC COMMUNICATION: By initialing here: \_\_\_\_\_, I hereby authorize NHDES to communicate all matters relative to this application electronically.

**SECTION 8 - APPLICATION FEE (RSA 482-A:3, I)**

\$400 for minimum impact projects. Please make your check or money order payable to: "Treasurer - State of NH".

**SECTION 9 - REQUIRED CERTIFICATIONS ( Env-Wt 310.01(d))**

Initial each box below to certify:

Initials: <u>RS</u> <u>ML</u>	The proposed project meets the conditions and limits of the applicable minimum impact project rule.
-------------------------------------	---

Initials: <u>RS</u> <u>ML</u>	All abutters have been notified.
-------------------------------------	----------------------------------

<p>Initials: RSS ML</p>	<p>If the project is to repair or replace a docking structure, the docking structure is an existing legal structure. (<input checked="" type="checkbox"/> N/A)</p>
<p>Initials: RSS ML</p>	<p>The proposal is the alternative with the least adverse impact to jurisdictional areas, as required by Env-Wt 310.01(d)(4).</p>
<p>Initials: RSS ML</p>	<p>The project is not an after-the-fact application.</p>
<p>Initials: RSS ML</p>	<p>The project is:</p> <ul style="list-style-type: none"> <li>• Not located in a PRA; or</li> <li>• Is located in a PRA but is subject to a classification adjustment under Env-Wt 407.02 or a project-type exception (PTE) under Env-Wt 407.04.</li> </ul>
<p>Initials: RSS ML</p>	<p>The applicant is aware of the limits of the EXP and understands and will comply with all conditions in the EXP and all applicable conditions in Env-Wt 307.</p>
<p>Initials: RSS ML</p>	<p>To the best of the signer's knowledge and belief, all required notifications have been provided.</p>
<p>Initials: RSS ML</p>	<p>The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.</p>
<p>Initials: RSS ML</p>	<p>The signer understands that:</p> <ul style="list-style-type: none"> <li>• The submission of false, incomplete, or misleading information constitutes grounds for NHDES to:             <ol style="list-style-type: none"> <li>1. Deny the application.</li> <li>2. Revoke any approval that is granted based on the information.</li> <li>3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1.</li> </ol> </li> <li>• The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641.</li> <li>• The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.</li> </ul>
<p>Initials: RSS ML</p>	<p>If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.</p>

**SECTION 10 - REQUIRED SIGNATURES (Env-Wt 310.01(d))**

SIGNATURE (OWNER)*:	PRINT NAME LEGIBLY:	DATE:
	Mark Leighton	8/27/2020

\*Note: if the applicant is not the owner of the property, each property owner also shall sign and date the application provided that property owner signatures shall not be required for transportation projects adjacent to existing rights-of-way where an easement will be obtained prior to the start of construction (Env-Wt 311.11(d)). Check the following box is your project meets this exception: .

SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER):	PRINT NAME LEGIBLY:	DATE:

SIGNATURE (AGENT, IF APPLICABLE):	PRINT NAME LEGIBLY:	DATE:
	ROBERT S STEPHENS	8/21/20

**SECTION 11 - CONSERVATION COMMISSION SIGNATURE (Env-Wt 310.01(h))\*\***

The signature below certifies that the municipal Conservation Commission or, if there is no conservation commission, the local governing body, has reviewed this application and waives its right to intervene per RSA 482-A:11.

AUTHORIZED COMMISSION SIGNATURE:	PRINT NAME LEGIBLY:	DATE:

**SECTION 12 - LOCAL RIVER MANAGEMENT ADVISORY COMMITTEE SIGNATURE (Env-Wt 310.01(i))\*\***

The signature below certifies that the LAC waives its right to intervene per RSA 482-A:11.  N/A This project is not within a Designated River Corridor

AUTHORIZED LAC REPRESENTATIVE SIGNATURE:	PRINT NAME LEGIBLY:	DATE:
	WILLIAM MESERVE	9/23/20

\*\*Note: If the application is complete, except for the signed statement from the Conservation Commission and/or LAC, waiving their right to intervene on the project, the application will be processed under the application processing times established in RSA 482-A:3, XIV (Env-Wt 310.02(h)).

**SECTION 13 - COUNTY CONSERVATION DISTRICT OR CERTIFIED WETLAND SCIENTIST SIGNATURE (Env-Wt 310.01(g))**

ONLY for projects under Env-Wt 522.06, please provide a signed statement by the county conservation district or certified wetland scientist (CWS) certifying compliance with all conditions of that rule (Env-Wt 522.06(a)(2)).

By signing below, the county conservation district or certified wetland scientist certifies compliance with all conditions of that rule.

AUTHORIZED COUNTY CONSERVATION DISTRICT OR CWS SIGNATURE:	PRINT NAME LEGIBLY:	DATE:

**SECTION 14 - TOWN / CITY CLERK SIGNATURE (Env-Wt 310.01(f))**

As required by RSA 482-A:3, I(a)(1), I hereby certify that the municipality has received 4 copies of the application including all attachments.

TOWN/CITY CLERK SIGNATURE:	PRINT NAME LEGIBLY:
TOWN/CITY:	DATE:

**DIRECTIONS FOR TOWN/CITY CLERK:**

Per RSA 482-A:3, I(a)(1)

1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. 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.
3. 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.
4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

**DIRECTIONS FOR APPLICANT:**

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 at the address at the bottom of this page.

**ABUTTER NOTIFICATION  
OF  
WETLANDS AND SHORELAND PERMIT APPLICATIONS**

*Via Certified Mail*

August 21, 2020

**Re: NHDES Wetlands and Shoreland Permit Applications**

Hill Bridge, Phillips Exeter Academy  
2 Gilman Lane  
Exeter, NH 03833  
Tax Map/Lot: 71/119 and 83/1

Dear Sir or Madam:

This letter is to inform you that permit applications for a *Wetlands and Non-Site Specific Permit* and a *Shoreland Impact Permit* will be submitted to the NH Department of Environmental Services (NHDES) Wetland and Shoreland Bureaus, respectively, to repair Hill Bridge, including concrete repairs, bank stabilization and erosion resistance improvements, and other minor landscaping and site improvements. Under state laws RSA 482-A:3 I (d)(1) and RSA 483-B:5-b, iv-a, via certified mail, I am required to notify you about this wetlands and shoreland permit applications, respectively, which propose work abutting your property.

Once the permit applications are submitted to NHDES, a copy of each permit application, including the plans associated with the project proposal, will be available for public review at the City or Town Clerk's Office within the City/Town where the proposed project is located. A copy of the permit application, including the plans associated with the project proposal, can also be reviewed at the NHDES headquarters in Concord by scheduling a file review by calling (603) 271-8808 or visiting online at: [filereview@des.nh.gov](mailto:filereview@des.nh.gov).

If you have questions, you may contact me at the contact information provided below.

Sincerely,



Ron Johnson, Facilities  
Phillips Exeter Academy  
20 Main Street  
Exeter, NH 03833  
603-777-4436  
[rjohnson@exeter.edu](mailto:rjohnson@exeter.edu)

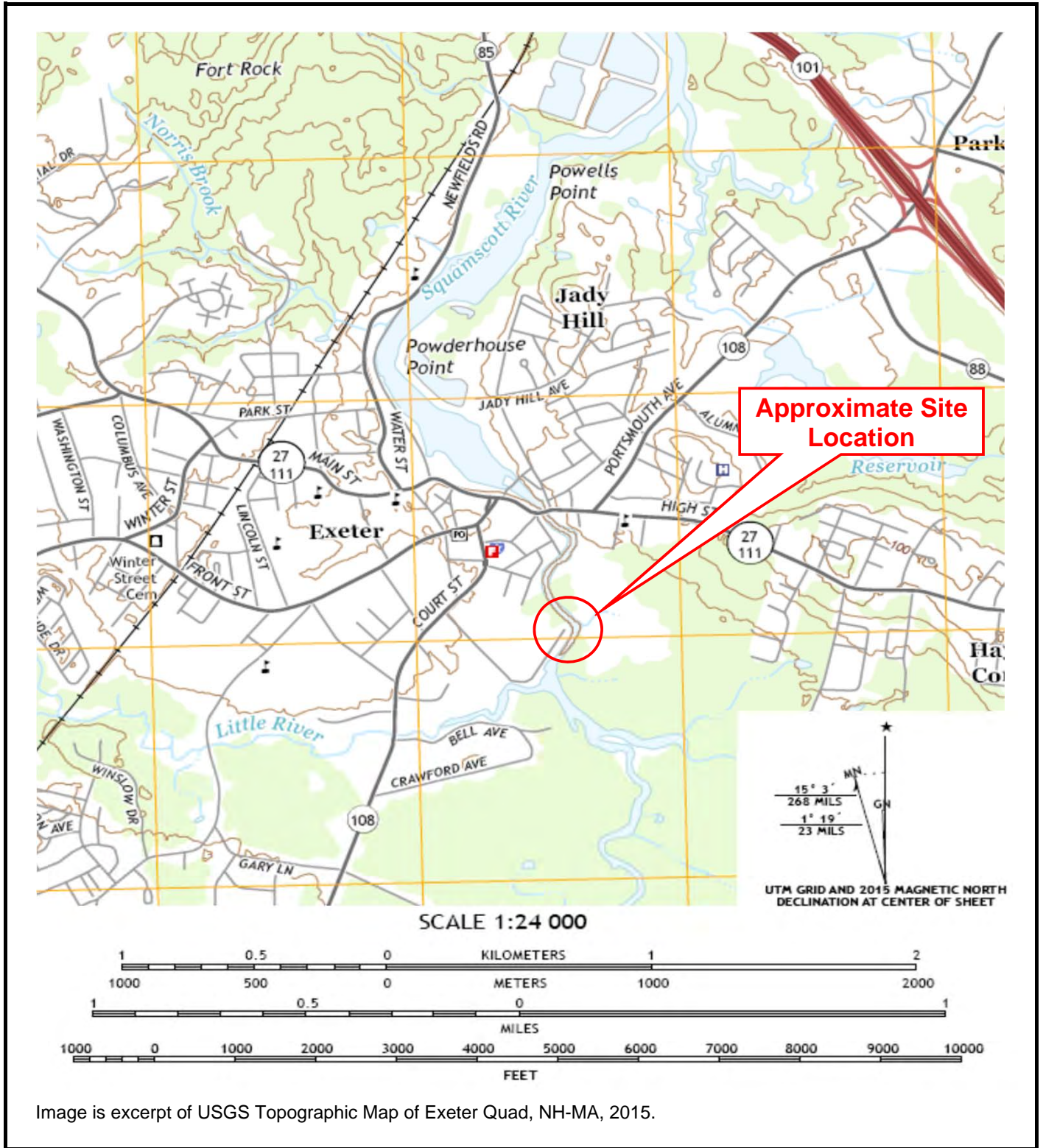


Image is excerpt of USGS Topographic Map of Exeter Quad, NH-MA, 2015.

Copyright © 2018 Stephens Associates Consulting Engineers LLC

Revisions:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
By: \_\_\_\_\_ Date: \_\_\_\_\_

SACE 00-1 (v. 1) 1/00

[www.stephensengineers.com](http://www.stephensengineers.com) 60 Northrup Drive, Brentwood, NH 03833 (603) 772-1417





Original Work: Phillips Exeter Academy Campus, Exeter, NH  
 By: NAO Date: September 17, 2019 Subject: Representative Photographs  
 Checked By: JET Date: September 17, 2019

<b>Photo No. 1</b>	<b>Description:</b>	Overview of bridge upstream face
Photo Date:	<u>4/24/2018</u>	



<b>Photo No. 2</b>	<b>Description:</b>	Overview of bridge downstream face
Photo Date:	<u>4/24/2018</u>	



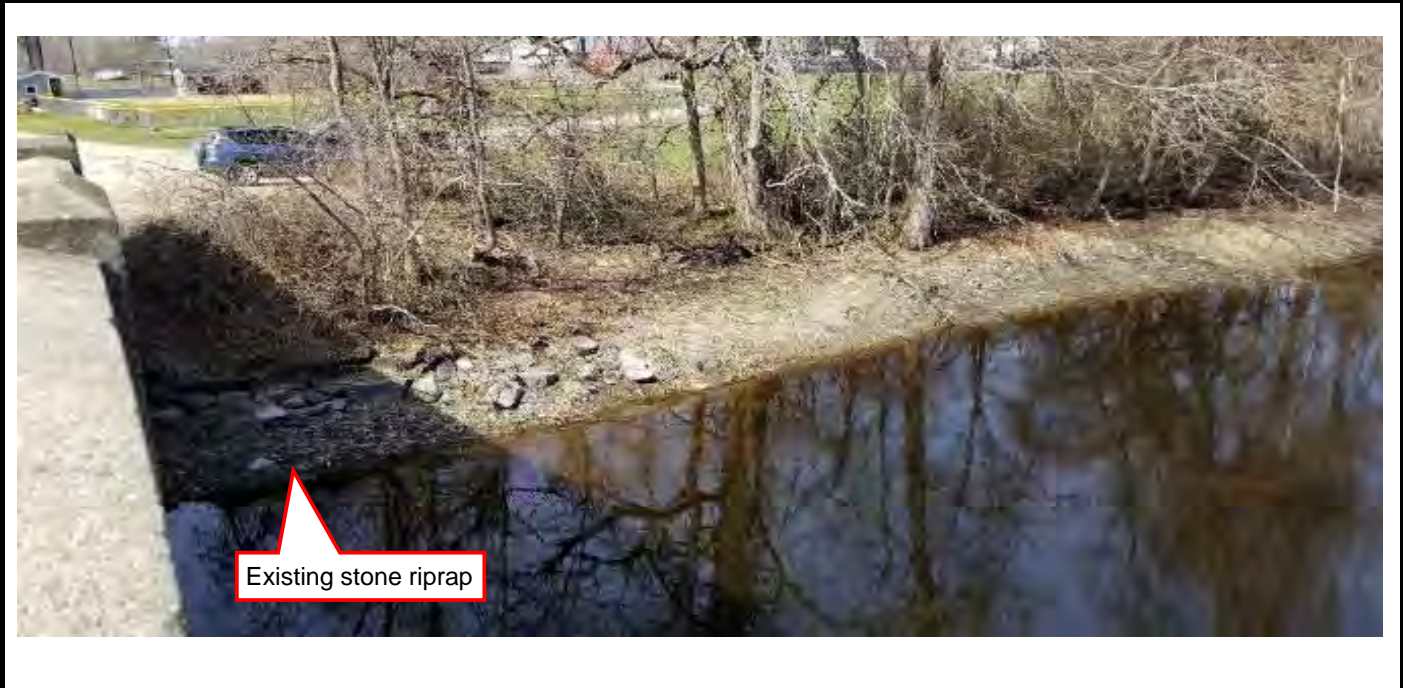
Photo No. 3	Description:
Photo Date: 4/24/2018	Upstream right river bank



Photo No. 4	Description:
Photo Date: 4/24/2018	Upstream left river bank



<b>Photo No. 5</b>	<b>Description:</b>	Downstream left river bank
Photo Date:	4/24/2018	



<b>Photo No. 6</b>	<b>Description:</b>	Downstream right river bank
Photo Date:	4/24/2018	



Original Work: Phillips Exeter Academy Campus, Exeter, NH  
 By: NAO Date: September 17, 2019 Subject: Representative Photographs  
 Checked By: JET Date: September 17, 2019

<b>Photo No. 7</b>	<b>Description:</b>	Erosion at upstream left river bank
Photo Date:	11/30/2018	



<b>Photo No. 8</b>	<b>Description:</b>	Erosion at downstream right bridge abutment
Photo Date:	12/3/2018	



<b>Photo No. 9</b>	<b>Description:</b>	Overview of area left (southwest) of bridge
Photo Date:	4/24/2018	

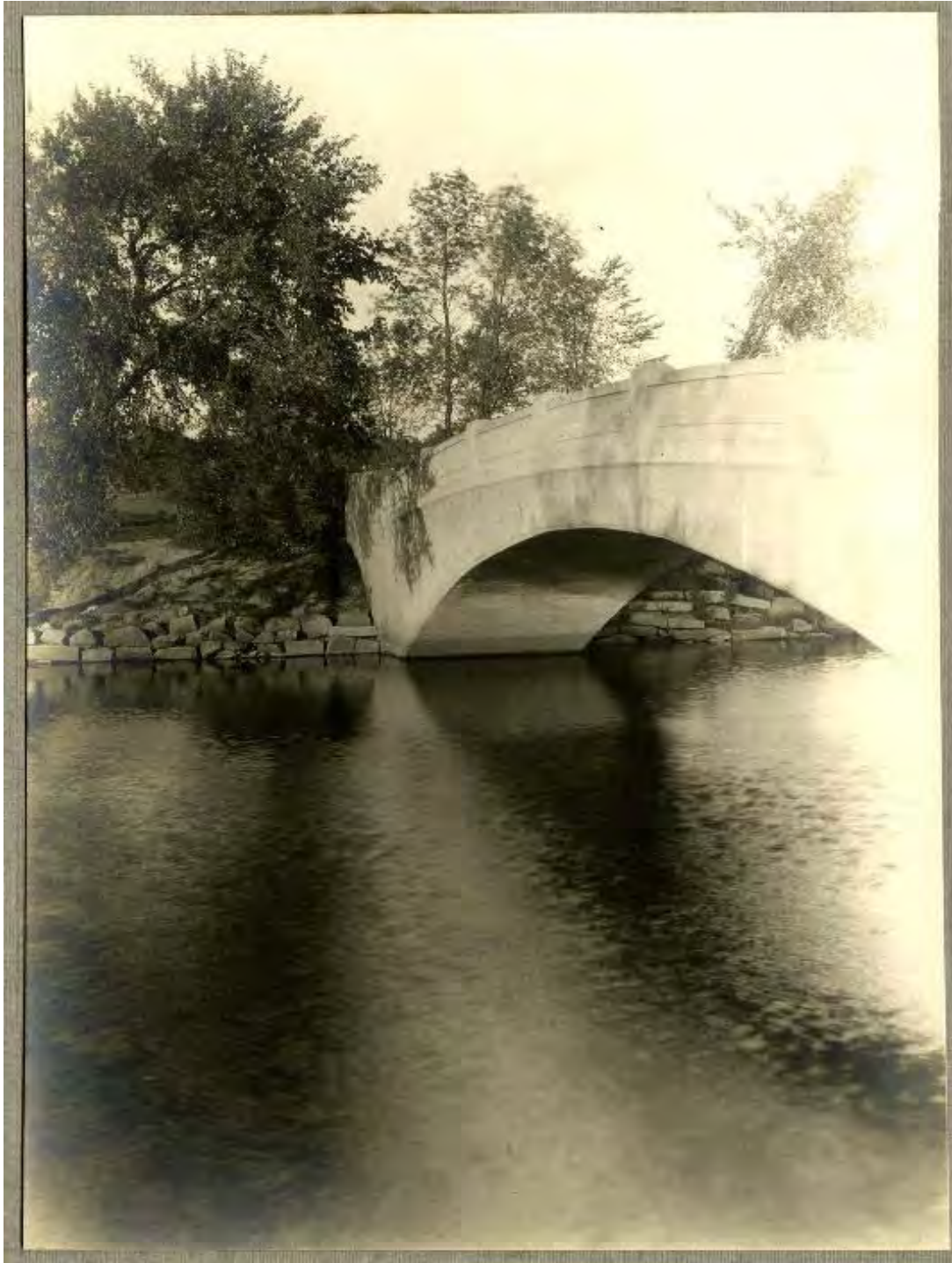


<b>Photo No. 10</b>	<b>Description:</b>	Overview of area right (northeast) of bridge
Photo Date:	12/3/2018	



Original Work: Phillips Exeter Academy Campus, Exeter, NH  
By: NAO Date: September 17, 2019 Subject: Representative Photographs  
Checked By: JET Date: September 17, 2019

<b>Photo No.</b> 11	<b>Description:</b>	Historical Photograph of bridge, showing riprap and rock blocks at the abutment.
Photo Date:	Undated	



Copyright © 2019 Stephens Associates Consulting Engineers LLC

Revisions:

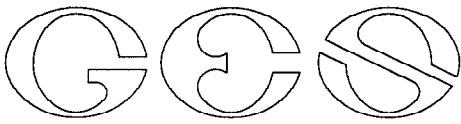
By: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

SACE 00-1 (v. 1) 1/00

[www.stephensengineers.com](http://www.stephensengineers.com) 60 Northrup Drive, Brentwood, NH 03833 (603) 772-1417





September 20, 2018

Ron Johnson  
Senior Manager for Grounds & Athletics  
Phillips Exeter Academy  
20 Main Street  
Exeter, NH 03833

Re: Hill Bridge, Phillips Exeter Academy  
Subject: Wetland Survey

Dear Mr. Johnson;

Per your request, this letter is to verify that Gove Environmental Services, Inc., performed a site inspection to identify wetlands at the above-referenced Location. Wetlands were evaluated utilizing the following standards:

1. US Army Corps of Engineers Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: North central and Northeast Region, Technical Report ERDC/EL TR-10-19 (Oct 2010).
2. Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 7.0. United States Department of Agriculture (2010).
3. North American Digital Flora: National Wetland Plant List, Version 2.2.1 (2009).
4. Classification of Wetlands and Deepwater Habitats of the United States. USFW Manual FWS/OBS-79/31 (1979).

As you are aware I delineated this same area in 2014, prior to the removal of the dam in the center of town. Some question remained as to whether or not the delineation would change based on the resulting lowering of the river. Based on the requirements of the NH DES Wetlands Bureau and the jurisdiction of Rivers occurring at the level of either the ordinary high water mark or the top of bank, the delineation of 2014 is still accurate and should be used for any project moving forward.

Please let me know if you have any questions

Sincerely,

Luke D. Hurley, CWS, CSS  
Vice President  
Gove Environmental Services, Inc.



**Certified W/DBE in MA, ME, NH and VT**

[www.StephensEngineers.com](http://www.StephensEngineers.com)

60 Northrup Dr  
Brentwood, NH 03833  
Phone: (603) 772-1417

668 Main Street, Suite 250  
Wilmington, MA 01887  
Phone: (978) 988-2115

*Celebrating  
over 20 years*

**NHDES SHORELAND BUREAU  
SHORELAND PERMIT APPLICATION  
REPAIR OF HILL BRIDGE  
EXETER, NEW HAMPSHIRE  
SA Project No. 113-13-003  
August 21, 2020**

Prepared for:

**PHILLIPS EXETER ACADEMY**  
20 Main Street  
Exeter, NH 03833

Prepared by:

**Stephens Associates Consulting Engineers, LLC**

A handwritten signature in blue ink, appearing to read 'Nathaniel A. Olson'.

Nathaniel A. Olson, Ph.D  
Project Engineer

A handwritten signature in blue ink, appearing to read 'James E. Turner'.

James E. Turner  
Project Manager

A handwritten signature in blue ink, appearing to read 'Robert S. Stephens'.

Robert S. Stephens, P.E.  
Principal Engineer



## TABLE OF CONTENTS

<b>Application Item</b>	<b>Number of Sheets</b>
Application Fee (for NHDES Shoreland Bureau copy only)	--
NHDES Shoreland Permit Application	5
Copy of Recorded Deeds of current property owner	8
USGS Topographic Map	1
Photographs	6
NH Natural Heritage Bureau Review	12
Certified Mail receipts for notification of Municipality, Exeter River LAC, and abutters	--
Abutter Notification Letter, Tax Maps, Abutter List, and Mailing labels	8
11" by 17" Shoreland and Design Drawings	19

INSERT CHECK OR MONEY ORDER FOR PERMIT APPLICATION FEE

PAYABLE TO "Treasurer – State of NH"



# SHORELAND PERMIT APPLICATION

## Water Division/ Land Resources Management Shoreland Program



[Check the Status of your Application](#)

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

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

This is an application for a permit to excavate, fill, construct new structures, or remove structures within the protected shoreland as regulated under RSA 483-B.

### SECTION 1 - PROJECT DESCRIPTION (Env-Wq 1406.07)

Provide a concise description of the proposed project: The Project is to repair the existing Hill Bridge crossing the Exeter River, enhance scour resistance, repair river bank erosion, and improve landscaping at the ends of the Bridge. Work in the Shoreland includes temporary sediment/erosion controls, staging, and cofferdams, riprap repair for erosion resistance, installation of vegetative bank stabilization, and concrete repairs to the Bridge.

- A permit for the proposed work is required by Regulation Env-Wq 1406.01, for excavation and fill within the Protected Shoreland.
- Removal of existing trees, saplings, and brush is needed for repairs. Project includes revegetation with new shrubs and perennials and placement of loam and seed.
- As shown on Drawings G-6 and G-7, the Lot consists of parcels 83-001 (46 acres west of Exeter River) and 71-119 (428 acres east of Exeter River), and largely consists of existing natural woodland. Therefore, the percent of natural woodland is much greater than 25 percent of the Lot area between 50 and 150 ft. of the Reference Line, as required by the worksheet on page 4 of this application.
- The Project will not result in a decrease in net impervious surface, as shown on the worksheet on page 3 of this application, and as shown on Drawing G-6. Additionally, as shown on Drawing G-7, the percentage of post-construction impervious surface on the Lot is less than 20 percent, therefore, the Project does not require a stormwater management plan and does not require a plan demonstrating that each waterfront buffer grid segment at least meets the minimum required tree and sapling point score.

### SECTION 2 - PROJECT LOCATION (Env-Wq 1406.07)

ADDRESS: 2 Gilman Lane	TOWN/CITY: Exeter	STATE: NH	ZIP CODE: 03833
WATERBODY NAME: Exeter River	TAX MAP/ BLOCK/LOT NUMBER : M71 L118, M83 L1		

### SECTION 3 - PROPERTY OWNER & DEED INFORMATION (Env-Wq 1406.07)

The legal name of each property owner must be as it appears on the deed of record. If the owner is a trust or a company, then the name of the trust or company should be written as the owner's name.

LAST NAME, FIRST NAME, M.I: Phillips Exeter Academy, Facilities, Attn: Mark Leighton and Ron Johnson			
MAILING ADDRESS: 20 Main Street	TOWN/CITY: Exeter	STATE: NH	ZIP CODE: 03833
PHONE: 603-777-4436	EMAIL (if available): mleighton@exeter.edu, rjohnson@exeter.edu		
REGISTRY OF DEED COUNTY Rockingham, BOOK NUMBER 612 & , PAGE NUMBER B/P 612/240 & 659/123			

**SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER), IF DIFFERENT THAN OWNER (Env-Wq 1406.07)**

If the applicant is a trust or a company, then the name of the trust or company should be written as the applicant's name. If the applicant is the owner, leave blank and check the following box: .

LAST NAME, FIRST NAME, M.I.: [REDACTED]

MAILING ADDRESS: [REDACTED]

TOWN/CITY: [REDACTED]

STATE: [REDACTED]

ZIP CODE: [REDACTED]

PHONE: [REDACTED]

EMAIL (if available): [REDACTED]

**SECTION 5 - CONTRACTOR OR AGENT (OPTIONAL)**

LAST NAME, FIRST NAME, M.I.: Stephens, Robert S., PE

ADDRESS: 60 Northrup Drive

TOWN/CITY: Brentwood

STATE: NH

ZIP CODE: 03833

PHONE: 603-772-1417

EMAIL (if available): rsstephens@stephensengineers.com

cc: jeturner@stephensengineers.com

**SECTION 6 - CRITERIA (Env-Wq 1406.07)**

Please check at least one of the following criteria:

- 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.
- This shoreland permit application includes a proposal to make the structures and/or the property [more nearly conforming](#) in accordance with RSA 483-B:11.
- This shoreland permit application includes a [request for a waiver](#) of the following minimum standard(s): RSA 483-B:9, V [REDACTED].

**SECTION 7 - RELATED NHDES LAND RESOURCES MANAGEMENT PERMIT APPLICATIONS ASSOCIATED WITH THIS PROJECT (Env-Wq 1406.14)**

Please indicate if any of the following permits are required and, if required, the status of the application.

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	[REDACTED]	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Individual Sewerage Disposal per RSA 485-A:29	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[REDACTED]	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Subdivision Approval per RSA 485-A:29	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	[REDACTED]	<input type="checkbox"/> APPROVED <input type="checkbox"/> PENDING <input type="checkbox"/> DENIED
Wetlands Permit per RSA 482-A	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	[REDACTED]	<input type="checkbox"/> APPROVED <input checked="" type="checkbox"/> PENDING <input type="checkbox"/> DENIED

**SECTION 8 - REFERENCE LINE ELEVATION (Env-Wq 1406.07)**

Required for projects located on the protected shoreland of lakes or ponds. The 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.

REFERENCE LINE ELEVATION: [REDACTED] N/A feet above sea level.

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

NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

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

**SECTION 9 - APPLICATION FEE & SUBMITTAL (RSA 483-B:5-b, I, (b))**

A non-refundable permit application fee of \$200 plus \$0.20 per total square feet of impact for restoration of water quality improvement projects, or \$400 plus \$0.20 per total square feet of impact for all other projects is required at the time the application is submitted. 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 application. **Please make checks payable to the Treasurer, State of NH.**

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

NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

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

**SECTION 10 - CALCULATING THE TOTAL IMPACT AREA AND PERMIT APPLICATION FEE (RSA 483-B:5-b, I, (b))**

Total impact area is calculated by determining the sum of all areas disturbed by regrading, excavating, filling, construction, or 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 THE PROTECTED SHORELAND = **8,210 (A) square feet**

- **For restoration of water quality improvement projects:**  
Multiply line (A) by \$0.20 and add \$200. [ (A) × \$0.20 + \$200 ] = \$ **N/A** Permit fee
- **For all other projects:**  
Multiply line (A) by \$0.20 and add \$400. [ (A) × \$0.20 + \$400 ] = \$ **2,042** Permit fee



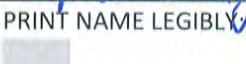

**SECTION 11 - REQUIRED CERTIFICATIONS (Env-Wq 1406.08; Env-Wq 1406.10(a))**

By initialing within the blank before each of the following statements, and signing below, you are certifying that:

<b>Initials:</b> ML	The information provided is true, complete, and not misleading to the knowledge and belief of the signer.
<b>Initials:</b> ML	I understand that: <ul style="list-style-type: none"> <li>• Any permit or waiver granted based on false, incomplete, or misleading information shall be subject to revocation.</li> <li>• I am subject to the applicable penalties in RSA 641, Falsification in Official Matters. And</li> <li>• Obtaining a shoreland permit shall not exempt the work proposed from other state, local, or federal approvals.</li> </ul>
<b>Initials:</b> ML	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 via certified mail, in accordance with Env-Wq 1406.13.
<b>Initials:</b> ML	I have notified all abutters <sup>1</sup> of the proposed impacts via certified mail, in accordance with Env-Wq 1406.13.
<b>Initials:</b> ML	<input checked="" type="checkbox"/> This project is within ¼ mile of a designated river 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, in accordance with Env-Wq 1406.13. <input type="checkbox"/> This project is <b>not</b> within ¼ mile of a designated river.
<b>Initials:</b> ML	For any project proposing that the impervious area be at least 15% but not more than 20% within the protected shoreland, I certify that the impervious area is not more than 20%. <input checked="" type="checkbox"/> N/A

**SECTION 12 - REQUIRED SIGNATURES (Env-Wq 1406.08)**

Both the property owner and applicant must sign the application.

SIGNATURE (OWNER): 	PRINT NAME LEGIBLY: <b>Mark Leighton</b>	DATE: <b>8/27/2020</b>
SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): 	PRINT NAME LEGIBLY: 	DATE: 

<sup>1</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 ¼ 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 ¼ mile limitation.

## SHORELAND APPLICATION WORKSHEET

This worksheet *must* be submitted to the NHDES Wetlands Bureau with every Shoreland Permit Application. **A separate shoreland application worksheet must be submitted for each individual lot of record where impacts are proposed.**

For the purposes of this worksheet, “**pre-construction**” impervious surface area<sup>2</sup> means all human made impervious surfaces<sup>3</sup> currently present within the protected shoreland of a lot, whether to be removed or to remain after the project is completed. “**Post-construction**” impervious area means all impervious surfaces that will exist within the protected shoreland of a lot upon completion of the project, including both new and any remaining pre-construction impervious surfaces. All answers shall be given in square feet.

### Calculating the Impervious Area of a Lot

CALCULATING THE IMPERVIOUS AREA OF A LOT WITHIN 250 FEET OF THE REFERENCE LINE (Env-Wq 1406.11)			
	STRUCTURE DESCRIPTION	PRE-CONSTRUCTION IMPERVIOUS AREAS	POST-CONSTRUCTION IMPERVIOUS AREAS
<b>PRIMARY STRUCTURE(S)</b> House and all <u>attached</u> decks and porches.	N/A	N/A FT <sup>2</sup>	N/A 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.	Within limit of work	6,950 FT <sup>2</sup>	6,610 FT <sup>2</sup>
	Outside LOW, 71-119	260,000 FT <sup>2</sup>	260,000 FT <sup>2</sup>
	Outside LOW, 83-001	70,000 FT <sup>2</sup>	70,000 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)</b> 336,950 FT <sup>2</sup>	<b>(B)</b> 336,610 FT <sup>2</sup>
Area of the lot located within 250 feet of reference line:			<b>(C)</b> 4,250,000 FT <sup>2</sup>
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)</b> 7.5 %
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)</b> 7.5 %

<sup>2</sup> “**Impervious surface area**” as defined in Env-Wq 1402.13 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>3</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.

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

NHDES Shoreland Program, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

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

### Stormwater Management Requirements

THE IMPERVIOUS AREA THRESHOLDS (RSA 483-B:9, V(g))
<input checked="" type="checkbox"/> A net decrease or no net increase in impervious area is proposed (If <b>line E</b> is less than or equal to <b>line D</b> ).
<input checked="" type="checkbox"/> The percentage of post-construction impervious area ( <b>line 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>line 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 Application Checklist</i>
<input type="checkbox"/> A net increase in impervious area is proposed and the percentage of post-construction impervious area ( <b>line E</b> ) is greater than 30%. This project <b>requires</b> a stormwater management plan designed and certified by a professional engineer <b>and 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 Application Checklist</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>4</sup> ( <b>see definition below</b> ).	<b>(F)</b> ± 27 acres FT <sup>2</sup>
Total area of the lot between 50 feet and 150 feet from the reference line.	<b>(G)</b> ± 37 acres FT <sup>2</sup>
At least 25% of area <b>(G)</b> must remain in as natural woodland. $[0.25 \times G]$	<b>(H)</b> ± 9.25 acres FT <sup>2</sup>
Place the lesser of area <b>(F)</b> and calculation <b>(H)</b> 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 reference line. This area <b>must</b> be represented on all plans and this area, exclusive of existing lawn, must remain in an unaltered state <sup>5</sup> .	<b>(I)</b> ± 9.25 acres FT <sup>2</sup>
Name of person who prepared this worksheet: Nathaniel Olson	
Name and date of the plan this worksheet is based upon: Sheets G-6 and G-7, 8/21/2020	

<sup>4</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 (483-B:4, XI).

<sup>5</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 (483-B:4, XXIV-b).



240  
240

Book 0612 Page 0240

State of Mississippi, Linn County,  
Personally appeared before me, *Nansen M. Cox*, Notary Public  
in *Columbus, Miss.*, the above named *Louise J. and*  
*William T. Folsom* who acknowledged that they signed,  
sealed, and delivered the foregoing instrument as their  
act and deed. Witness my hand and official seal this  
the *23*, day of *June* A. D. *1905*.



*Nansen M. Cox*  
Notary Public

State of New Jersey, County of Hudson,  
Personally appeared before me, *G. Danforth Williamson*,  
Notary Public for the State of New Jersey, *Edward M.*  
*Tasket*, who acknowledged that he signed, sealed and  
delivered the foregoing instrument of his own free will.  
Witness my hand and seal this the *25<sup>th</sup>* day of *July*  
A. D. *1905*.



*G. Danforth Williamson*  
Notary Public

Received and Recorded Aug. 12, 10 am, 1905.  
*William Mohrill* - Register

*G. S.*  
*Plimpton*  
*to*  
*Academy*  
*Del to*  
*Grant*

Know all Men by these Presents,  
That *I, George A. Plimpton*, widower, of New York in the  
County and State of New York, for and in consideration  
of the love and affection which I bear to The Phillips  
Exeter Academy, and for and in consideration of the  
sum of One Dollar to me in hand before the delivery  
herof, well and truly paid by the Trustees of The  
Phillips Exeter Academy, have remise, released and  
forever quitclaimed, and by these presents do remise,  
release and forever quitclaim unto The Trustees of The  
Phillips Exeter Academy, their successors and assigns forever,  
A certain tract of field land <sup>in the County of Rockingham and State of New Hampshire</sup> situate in Exeter, in  
the rear of Court Street and bounded and described  
as follows: Beginning at the southwesterly corner of the  
granted premises, at land formerly of the heirs of Joseph  
T. Gilman and at the south-easterly corner of land  
formerly of Gilman Marston, now of the heirs of Peter  
O'Neil, thence running northeasterly as the fence now  
stands by lands of said O'Neil, heirs, land of John  
M. A. Green, land of the heirs of one Sawyer, land of  
one Holmes, land of one Merrill and others to a  
corner in the fence at land formerly of Brown &  
Nansen, thence turning and running easterly by said  
Brown & Nansen land and across the end of a  
Court or Street to a post, thence turning and running  
northerly by the fence eighty two and one half feet to a  
rock, thence turning and running easterly by land of the  
heirs of William P. Moulton about two hundred and  
fifteen feet (215 ft.) to a rock (said last mentioned rock

that I have good right to sell and convey the same to the said grantee \_\_\_\_\_ in manner aforesaid; and  
 that I and my heirs will warrant and defend the same premises to the said grantee,  
 its successors ~~heirs~~ and assigns, forever, against the lawful claims and demands of all persons.

And I, \_\_\_\_\_

In consideration aforesaid, do hereby relinquish \_\_\_\_\_ right of Dower in the before-mentioned premises.


And, we and each of us, hereby release ~~our~~ several rights of Homestead in said premises, under and by  
 virtue of any law of this State, and all other rights therein except such  
as are expressly excepted and reserved in this deed.

In witness whereof I

have hereunto set my hand and seal this twentieth day of  
February in the year of our Lord, one thousand nine hundred  
 and eleven.

Signed, sealed and delivered  
 in presence of us:

William H. Sleeper,  
Perley Gardner,

Gardner Gilman 

State of New Hampshire.

ROCKINGHAM, ss. February 20<sup>th</sup>, 1911. Then the above-named

Gardner Gilman

\_\_\_\_\_ personally appearing, acknowledged the above  
 instrument to be his free act and deed, before me—

William H. Sleeper,  
 Justice of the Peace.

said ~~Smith land~~ land of the heirs of Josiah J. Folsom; thence West by said  
land to a corner; thence North by said Folsom land to land of  
William H. Folsom; thence West by said William H. Folsom land,  
land of the Spring Heirs, land of H. H. Suce and land of  
Charles F. Folsom to land of Dana W. Baker; thence  
South by said Baker's land to a corner; thence West by  
by said Baker's land and land of one Camp to a corner;  
thence North by said Camp land and land of Follansby,  
Eastman & Toring to the fence which separates the grantor's  
High Street tenement-house lot from the premises here by  
conveyed; thence by said fence to land of the Chesley Heirs  
(formerly of Miss Elizabeth F. Smith); thence around said  
Chesley lot to High Street; thence West by High  
Street to land of Martha A. Head; thence South by

*Print*

[HOMESTEAD.]

WARRANTY DEED.

*James Wilson*

TO

*The Trustees of the  
Phillips Exeter Academy.*

ROCKINGHAM RECORDS.

Received *Feb. 20. 2.18 PM. 1911*

Recorded Lib. *65-9* Fol. *123*

Examined

*John W. C. [Signature]* Register.

From the office of

*1911*

Know all Men by These Presents

THAT I, Gardiner Gilman, bachelor, of Exeter in the County of Rockingham and State of New Hampshire,

in consideration of one dollar and other considerations to me paid by The Trustees of The Phillips Exeter Academy, a corporation established by the Legislature of said State and existing at said Exeter, the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold and conveyed, and do for my self and my heirs, by these presents, give, grant, bargain, sell and convey unto the said

The Trustees of The Phillips Exeter Academy, its successors and heirs and assigns, forever, a certain tract of land with all the buildings thereon lying South of High Street in said Exeter, containing about two hundred and fifty acres, sometimes known as the Captain Nathaniel Gilman Farm and described as follows: beginning on Gilman's Lane, so-called, at the South-Easterly corner of land recently conveyed by Gardiner Gilman to Miss H.E. Tilton, thence running South-Westerly by said Tilton land to the Exeter River; thence running by the River in all its turnings to land of Henry W. Folger (being land which Gardiner Gilman and others conveyed to Henry W. Folger several years ago); thence running by said Folger's land to Kensington Road; thence running Northerly by said Kensington Road to land of one Page; thence Westerly, thence Northerly, thence Easterly by said Page's land back to Kensington Road; thence Northerly by said Kensington Road to land owned or occupied by Leonard F. Smith; thence Westerly by said Smith land to a corner; thence Northerly by said Smith land and by land formerly of Charles W. Treasurer to land of the heirs of Josiah J. Folson; thence Westerly by said Folson land to a corner; thence Northerly by said Folson land to land of William H. Folson; thence Westerly by said William H. Folson land, land of the Spring Heirs, land of H.H. Suce and land of Charles F. Folson to land of Dana W. Baker; thence Southerly by said Baker's land to a corner; thence Westerly by said Baker's land and land of one Camp to a corner; thence Northerly by said Camp land and land of Hollings, Eastman & Looking to the fence which separates the grantors High Street tenent-house lot from the premises here by conveyed; thence by said fence to land of the Chesley Heirs (formerly of Miss Elizabeth F. Smith); thence around said Chesley lot to High Street; thence Westerly by High Street to land of Martha A. Heald; thence Southerly by said Heald land and land of Miss H.E. Tilton to the point begun at; Excepting and reserving, however, the following:

- (1) The ancient Leavitt burying-ground embraced in said boundaries;
- (2) A small tract of land embraced in said boundaries which belongs to one Gilmore and formerly belonged to Elder Stevens and a tract of about thirty-five acres embraced in said boundaries which belongs to Leonard F. Smith;
- (3) Any and all rights of way which may exist through said lands and especially this H.E. Tilton's right of way through Gilman's Lane;
- (4) Any restrictions which Miss H.E. Tilton may have on and over the lot between High Street and the house now occupied by the grantor, as provided in my deed to said Tilton, dated January 25<sup>th</sup>, 1910.

(5) Expressly reserving, for the term of the grantor's natural life, a life-estate in the house which the grantor now occupies, the out-buildings near said house and the new-barn near said house and in a tract of land near and around said house and barn bounded by a fence which begins at the River, runs past the cow-lane, runs by the row of apple trees, embraces the land in the rear of the barn, runs by said Camp's land, said land of Folsom et als., by the tenant-house lot and the Crosby land to High Street, thence bounded by High Street, lands of said Head and said Tilton and the River;

(6) Reserving the privilege to have, so long as the grantor lives, all the firewood from said premises that he and his family may reasonably need for their own use, and the privilege that, after the grantor's decease, said Miss H.E. Tilton shall have all the firewood that she may reasonably need for

To have and to hold the aforesaid premises, with all the privileges and appurtenances

~~thereunto belonging to the said grantee heirs and assigns, to use and~~  
~~behoof forever. And do covenant with the said grantee heirs and assigns; that~~ law

~~fully seized in fee of the afore-described premises; that they are free of all incumbrances;~~  
 her own use, during the remainder of her life;  
 said firewood is to be of good quality and to be cut in such a reasonably convenient place as the Trustees of the Academy may designate;

(7) Excepting whatever rights of flowage, if any, the Exter Manufacturing Company may have.  
 It is distinctly understood that the grantor does not convey the grantor's High Street tenant-house, occupied by Charles W. Rank and F. W. Taylor, nor the lot on which said tenant-house stands, the southerly boundary of said tenant-house lot being the fence above referred to.

To Have and to Hold the aforesaid premises, with all the privileges and appurtenances

thereunto belonging to the said grantee, its successors heirs and assigns, to their use and behoof forever. And I do covenant with the said grantee, its successors heirs and assigns; that I am law-

fully seized in fee of the afore-described premises; that they are free of all incumbrances;  
except as herein mentioned;

Memorandum of an agreement made December 7th, 1910 by and between Gardiner Gilman of Exeter, New Hampshire, party of the first part, <sup>Called the grantor,</sup> and The Trustees of the Phillips Exeter Academy, a corporation by law established, doing business at said Exeter, party of the second part, <sup>Called the grantees,</sup> WITNESSETH:

1.

In consideration of Five hundred dollars and the agreements herein contained, the party of the first part, for himself, his heirs, executors and administrators covenants and agrees to sell and convey and the party of the second part agrees to purchase a certain tract of land situate in said Exeter, with the buildings thereon, containing about two hundred and fifty acres bounded as follows: Beginning on Gilman's Lane, so called, at land of Miss H. E. Tilton, thence running by Miss Tilton's land to the river, thence running by the river in all its turnings to land of H.W. Felker; thence by said Felker's land to Kensington Road; thence by Kensington Road to land of one Page; thence around said Page's land back to Kensington Road; thence by said Kensington Road to land occupied by L. F. Smith; thence by said Smith land, and land formerly of Charles W. Treadwell to land of the heirs of Josiah J. Folsom; thence by land of the heirs of Josiah J. Folsom in its turnings; thence by land of the Spring heirs; thence by land of H. H. Luce; thence by land of C. F. Folsom; thence to land of D. W. Baker; thence by Baker's land, land of one Ford <sup>cut</sup> and land of Follansby, Eastman and Young, to the fence which separates the premises to be conveyed from the lot on which the grantor's High Street tenant house stands; thence by said fence to land of the Chesley heirs; thence by said Chesley land to High Street; thence by High Street to land of Mrs. Head; thence by Mrs. Head's land and Miss H. E. Tilton's land to point of beginning:

Reserving: (1) A small tract of land embraced in said boundaries which belongs to one Gilmore, and a tract embraced in said boundaries which belongs to Leonard F. Smith.

(2) Any rights of way which may exist through the same, especially Miss H. E. Tilton's right of way through Gilman's Lane;

(3) Any restrictions which Miss H. E. Tilton may have on the lot between High Street and the house now occupied by the grantor.

(4) The grantor reserves a life estate in the house which he now occupies, the barn and out-buildings near said house and the land, as now fenced in and bounded by Gilman Lane, near and around said house and barn. (said fence begins at the river, runs past the cow-lane, runs by the row of apple trees, embraces the land in the rear of the barn, runs past Ford's land, past the tenant-house lot, and the Chesley land to High Street.)

(5) The grantor is to have, so long as he lives, all the fire-wood from said premises that he and his family may reasonably need for their own use and, after the grantor's decease, said Miss H. E. Tilton is to have such fire-wood as she may reasonably need for her own use during her life.

Said fire-wood to be of good quality to be cut in such a reasonably convenient place as the Trustees of the Academy may designate.

~~(6) Said grantor reserves full title to a tract of about fourteen acres of sprout land lying on the extreme South side of the premises above described and adjoining land recently cut over by Felker Bros. and the River.~~

*This is reserved from cancellation in presence of witnesses of Gilman and with his consent; Elder J. H. Hager; Paul Fisher.*

It is distinctly understood that the grantor does not agree to convey the grantor's High Street tenant-house (occupied by Mrs. Work and F. W. Taylor) and the lot on which said tenant-house now stands--the boundary to be the fence as above described.

AND, in consideration aforesaid, the grantor agrees to deliver a properly executed warranty deed of said premises, with the above restrictions and reservations, free from all other incumbrances, on February 20th, 1911, the grantees paying the purchase price as hereinbelow agreed.

II.

And, in consideration aforesaid, the party of the second part, covenants and agrees, on February 20th, 1911, on the delivery of said deed, to pay fourteen thousand, five hundred dollars in ~~cash and to deliver to the grantor a properly executed note and mortgage for eight thousand dollars (the full purchase-price to be twenty-three thousand dollars.)~~ Said note to be payable in five years from its date with interest at five per cent per annum, payable semi-annually--and the mortgageors reserving the right to pay said note or portions thereof before maturity by giving the mortgagee thirty days' notice of such intended payment or payments. The grantees agree to pay all taxes, assessed in the future on the entire tract conveyed, and to pay <sup>future premiums</sup> for the insurance on the buildings.

III.

And to the true performance of this agreement, the parties for themselves, their heirs, executors, administrators and successors, in consideration aforesaid, mutually covenant and agree.

In witness whereof the said Gardiner Gilman has hereunto set his hand and seal and the Trustees of the Phillips Exeter Academy have caused its corporate seal to be hereto affixed and these presents to be signed in its <sup>name</sup> and behalf by S. Sidney Smith, its President, this 7<sup>th</sup> day of December, 1910.

Signed and sealed in presence of:  
 Ellard F. Alger  
 Parley Gardner  
 Robert W. Evans  
 as S. Sidney Smith  
 Carole C. Colb  
 and S. Sidney Smith

Gardiner Gilman  
 The Trustees of the Phillips Exeter Academy  
 by S. Sidney Smith  
 its President

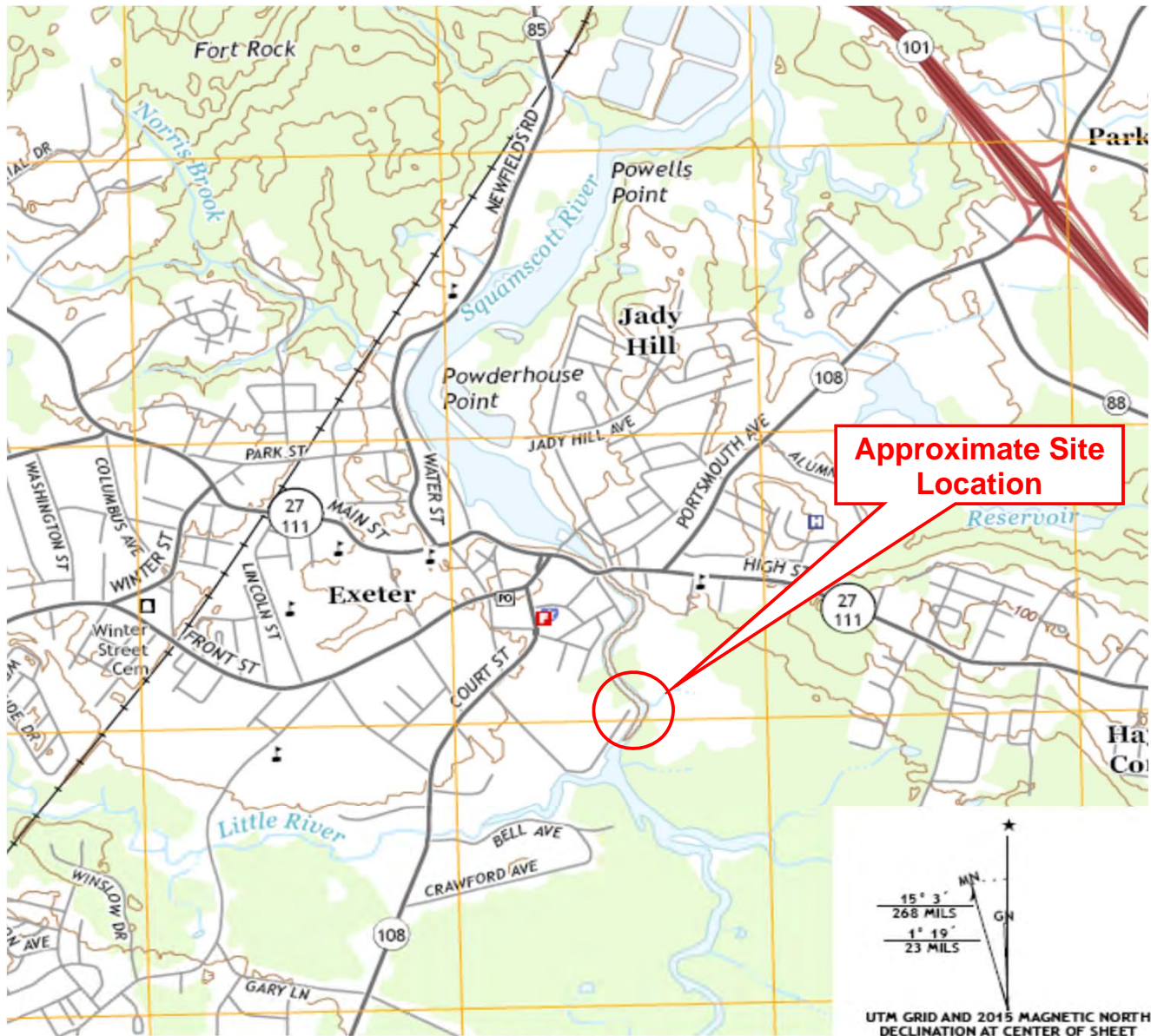
State of New Hampshire.  
 Rockingham ss. December 7<sup>th</sup> 1910  
 Then personally appearing, the said Gardiner Gilman acknowledged the foregoing instrument to be his voluntary act and deed.  
 Before me:  
 Parley Gardner,  
 Justice of the Peace.

W.P.

State of New Hampshire.  
 Rockingham ss. December 18th, 1910.

Then personally appearing, the said Gardiner Gilman acknowledged the foregoing instrument to be his voluntary act and deed.  
 with the 6th Reservation cancelled  
 Before me:  
 Parley Gardner,  
 Justice of the Peace.





SCALE 1:24 000

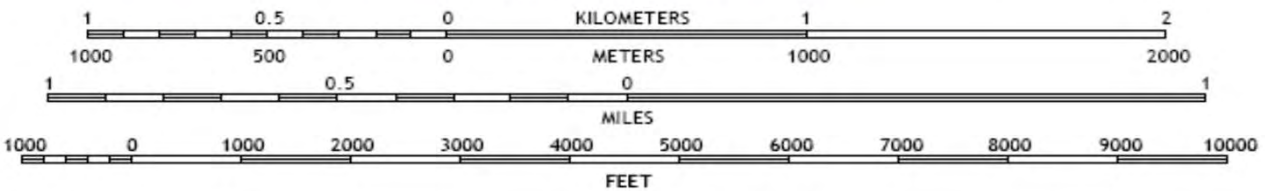


Image is excerpt of USGS Topographic Map of Exeter Quad, NH-MA, 2015.

Copyright © 2018 Stephens Associates Consulting Engineers LLC

Revisions:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
By: \_\_\_\_\_ Date: \_\_\_\_\_

SACE 00-1 (v. 1) 1/00

[www.stephensengineers.com](http://www.stephensengineers.com) 60 Northrup Drive, Brentwood, NH 03833 (603) 772-1417



Original Work: Phillips Exeter Academy Campus, Exeter, NH  
 By: NAO Date: September 17, 2019 Subject: Representative Photographs  
 Checked By: JET Date: September 17, 2019

<b>Photo No. 1</b>	<b>Description:</b>	Overview of bridge upstream face
Photo Date:	<u>4/24/2018</u>	



<b>Photo No. 2</b>	<b>Description:</b>	Overview of bridge downstream face
Photo Date:	<u>4/24/2018</u>	



<b>Photo No. 3</b>	<b>Description:</b>	Upstream right river bank
Photo Date:	4/24/2018	



<b>Photo No. 4</b>	<b>Description:</b>	Upstream left river bank
Photo Date:	4/24/2018	



<b>Photo No. 5</b>	<b>Description:</b>	Downstream left river bank
Photo Date:	4/24/2018	



<b>Photo No. 6</b>	<b>Description:</b>	Downstream right river bank
Photo Date:	4/24/2018	



<b>Photo No. 7</b>	<b>Description:</b>	Erosion at upstream left river bank
Photo Date:	11/30/2018	



<b>Photo No. 8</b>	<b>Description:</b>	Erosion at downstream right bridge abutment
Photo Date:	12/3/2018	



Original Work: Phillips Exeter Academy Campus, Exeter, NH  
 By: NAO Date: September 17, 2019 Subject: Representative Photographs  
 Checked By: JET Date: September 17, 2019

<b>Photo No. 9</b>	<b>Description:</b>	Overview of area left (southwest) of bridge
Photo Date:	4/24/2018	



<b>Photo No. 10</b>	<b>Description:</b>	Overview of area right (northeast) of bridge
Photo Date:	12/3/2018	



Copyright © 2019 Stephens Associates Consulting Engineers LLC

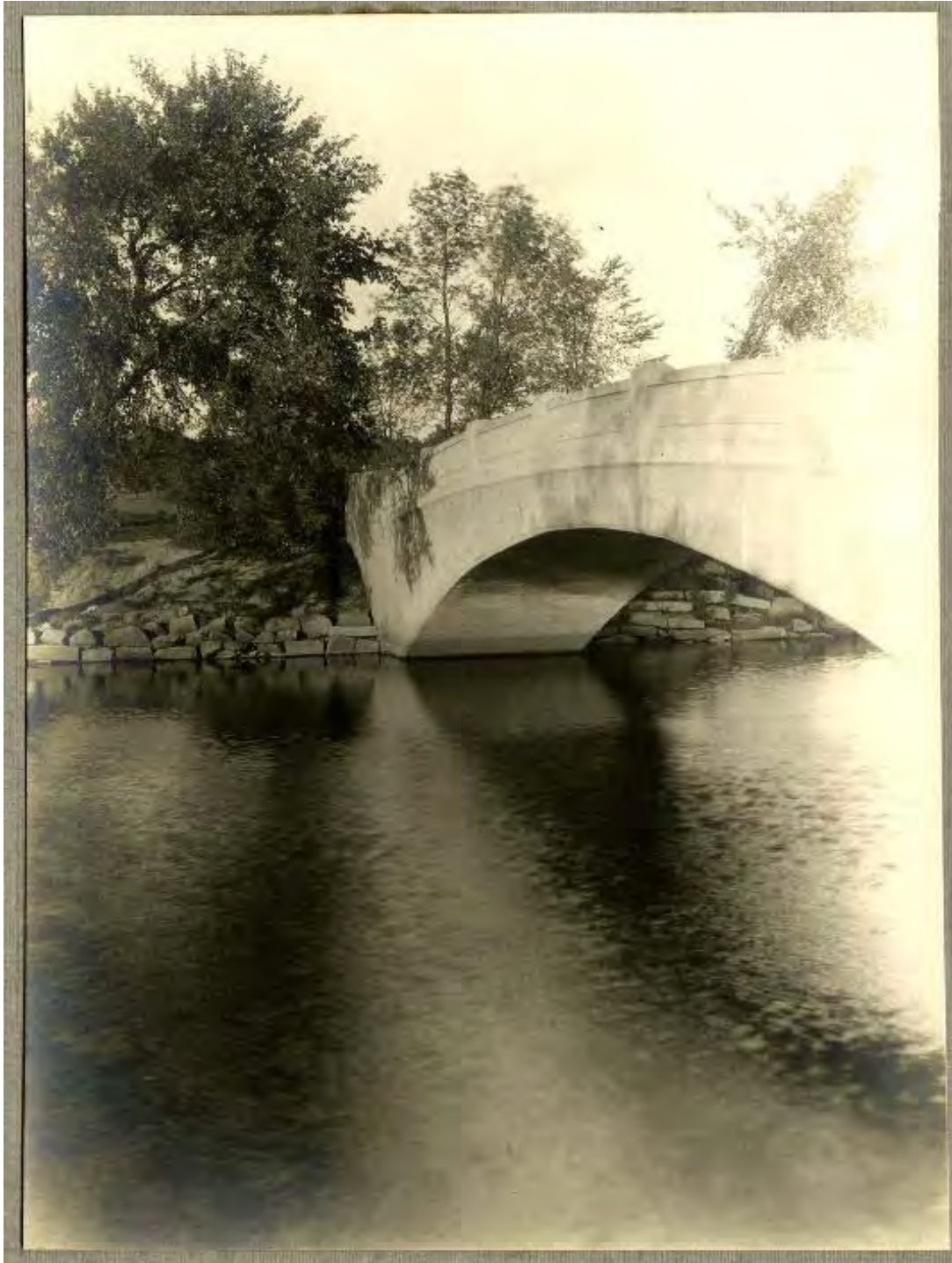
Revisions:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
 By: \_\_\_\_\_ Date: \_\_\_\_\_

SACE 00-1 (v. 1) 1/00

Original Work: Phillips Exeter Academy Campus, Exeter, NH  
By: NAO Date: September 17, 2019 Subject: Representative Photographs  
Checked By: JET Date: September 17, 2019

<b>Photo No.</b> <u>11</u>	<b>Description:</b> <u>Historical Photograph of bridge, showing riprap and rock blocks at the abutment.</u>
<b>Photo Date:</b> <u>Undated</u>	



Copyright © 2019 Stephens Associates Consulting Engineers LLC

Revisions:

By: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

SACE 00-1 (v. 1) 1/00

**ABUTTER NOTIFICATION  
OF  
WETLANDS AND SHORELAND PERMIT APPLICATIONS**

*Via Certified Mail*

August 21, 2020

**Re: NHDES Wetlands and Shoreland Permit Applications**

Hill Bridge, Phillips Exeter Academy  
2 Gilman Lane  
Exeter, NH 03833  
Tax Map/Lot: 71/119 and 83/1

Dear Sir or Madam:

This letter is to inform you that permit applications for a *Wetlands and Non-Site Specific Permit* and a *Shoreland Impact Permit* will be submitted to the NH Department of Environmental Services (NHDES) Wetland and Shoreland Bureaus, respectively, to repair Hill Bridge, including concrete repairs, bank stabilization and erosion resistance improvements, and other minor landscaping and site improvements. Under state laws RSA 482-A:3 I (d)(1) and RSA 483-B:5-b, iv-a, via certified mail, I am required to notify you about this wetlands and shoreland permit applications, respectively, which propose work abutting your property.

Once the permit applications are submitted to NHDES, a copy of each permit application, including the plans associated with the project proposal, will be available for public review at the City or Town Clerk's Office within the City/Town where the proposed project is located. A copy of the permit application, including the plans associated with the project proposal, can also be reviewed at the NHDES headquarters in Concord by scheduling a file review by calling (603) 271-8808 or visiting online at: [filereview@des.nh.gov](mailto:filereview@des.nh.gov).

If you have questions, you may contact me at the contact information provided below.

Sincerely,



Ron Johnson, Facilities  
Phillips Exeter Academy  
20 Main Street  
Exeter, NH 03833  
603-777-4436  
[rjohnson@exeter.edu](mailto:rjohnson@exeter.edu)



# Town of Exeter



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

PERMIT APPLICATION FOR REPAIRS TO PHILLIPS EXETER ACADEMY HILL BRIDGE

OWNER: PHILLIPS EXETER ACADEMY

OWNER REPRESENTATIVE: MARK LEIGHTON, FACILITIES

SIGNATURE: \_\_\_\_\_

A handwritten signature in dark ink, appearing to be "ML", is written over a horizontal line. The signature is cursive and somewhat stylized.

*February 2017*



# Town of Exeter Planning Board Application

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

### SUBMITTAL REQUIREMENTS:

**(see Conservation Commission and Planning Board meeting dates and submission deadlines)**

1. One (1) electronic copy of full application, including plans (color copy if available)
2. Fifteen (15) copies of the Application
3. Fifteen (15) 11"x17" and three (3) full sized copies of the plan which must include:
  - Existing Conditions
    - a. Property Boundaries
    - b. Edge of Shoreland and associated Buffer (Shoreland Protection District – SPD)
    - c. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements
  - Proposed Conditions
    - a. Edge of Shoreland and Shoreland Buffers and distances to the following:
      - i. Edge of Disturbance
      - ii. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements
    - b. Name and phone number of all individuals whose professional seal appears on the plan
4. If applicant and/or agent is not the owner, a letter of authorization must accompany this application
5. Supporting documents i.e. Letters from the Department of Environmental Services, Standard Dredge and Fill Application and Photos of the property
6. A Town of Exeter Assessors list of names and mailing addresses of all abutters

Required Fees:		
Planning Board Fee: <b>\$50.00</b>	Abutter Fee: <b>\$10.00</b>	Recording Fee (if applicable): <b>\$25.00</b>

The Planning Office must receive the completed application, plans and fees on the day indicated on the Planning Board Schedule of Deadlines and Public Hearings.

APPLICANT	Name: Phillips Exeter Academy, attn. Mark Leighton and Ron Johnson
	Address: 20 Main Street, Exeter, NH 03833
	Email Address: mleighton@exeter.edu, rjohnson@exeter.edu
	Phone: 603-777-4436
PROPOSAL	Address: 2 Gilman Lane, Exeter, NH 03833
	Tax Map # <u>71,83</u> Lot# <u>118,L1</u> Zoning District: <u>R-2</u>
	Owner of Record:
Person/Business performing work outlined in proposal	Name: Phillips Exeter Academy
	Address: 20 Main Street, Exeter, NH 03833
	Phone: 603-777-4436
Professional that delineated wetlands	Name: <u>Luke D Hurley, CWS, CSS, Gove Environmental Services, Inc.</u>
	Address: <u>8 CONTINENTAL DRIVE BLDG 2 UNIT H, EXETER, NH 03833</u>
	Phone: <u>603-778-0644</u>

**Town of Exeter  
Planning Board Application  
Conditional Use Permit: Shoreland Protection District**

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

The Project is to repair the existing Hill Bridge crossing the Exeter River, enhance scour resistance, repair river bank erosion, and improve landscaping at the ends of the Bridge. Work in the Shoreland includes temporary sediment/erosion controls, installation of vegetation bank stabilization, bridge repairs, riprap repair for erosion resistance, landscaping, and site improvements.

Repairs to the Bridge are needed to maintain structural capacity, public safety, emergency vehicle access across the bridge to an otherwise difficult-to-access location, and continued operation, including repairs to Bridge concrete surfaces, river bank erosion repair, and repair of erosion-resistant riprap at each end of the Bridge. Temporary wetland impacts are necessary for construction access and temporary sediment and erosion controls.

Shoreland Protection District Impact (in square footage):

Water Body	
Temporary Impact	<input type="checkbox"/> 300 Foot SPD <u>38,540 sf</u> <input type="checkbox"/> 150 foot SPD <u>38,540 sf</u> <input type="checkbox"/> SPD Building Setback <u>38,540 sf</u> <input type="checkbox"/> 75 Vegetative Buffer <u>33,250 sf</u>
Permanent Impact	<input type="checkbox"/> 300 Foot SPD <u>1,260 sf</u> <input type="checkbox"/> 150 foot SPD <u>1,260 sf</u> <input type="checkbox"/> SPD Building Setback <u>1,260 sf</u> <input type="checkbox"/> 75 Vegetative Buffer <u>630 sf</u>
Impervious Lot Coverage	SF of Lot within District <u>4,800,000 sf</u> SF of Impervious within District <u>400,000 sf</u> % of Impervious within District <u>8%</u>

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

N/A

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

- a. The Project includes temporary sediment and erosion control BMPs to to reduce sediment discharge to the Exeter River. The Project includes permanent bank stabilization to reduce erosion and sediment transport into the River, mitigating previous erosion which may enhance water quality.
- b. The Project does not include waste water discharges.
- c. Project has been reviewed by NH Natural Heritage Bureau and NH Fish & Game who have each determined no impacts to endangered and threatened species and habitats.
- d. As a repair of an existing bridge, the project does not propose a new lot or use, maintains vegetative buffer, does not increase impervious area within the shoreland, does not propose new or prohibited uses, and therefore meets Article 9.3.4.
- e. The project will repair the bridge and stabilize the nearby banks, therefore it maintains water quality, habitats, recreational and aesthetic values, reduces shoreland impacts, and therefore meets Article 9.3.1.

**ABUTTERS: PLEASE LIST ALL PERSONS WHOSE PROPERTY IS LOCATED IN NEW HAMPSHIRE AND ADJOINS OR IS DIRECTLY ACROSS THE STREET OR STREAM FROM THE LAND UNDER CONSIDERATION BY THE BOARD. THIS LIST SHALL BE COMPILED FROM THE EXETER TAX ASSESSOR'S RECORDS.**

SEE ATTACHED SHEETS

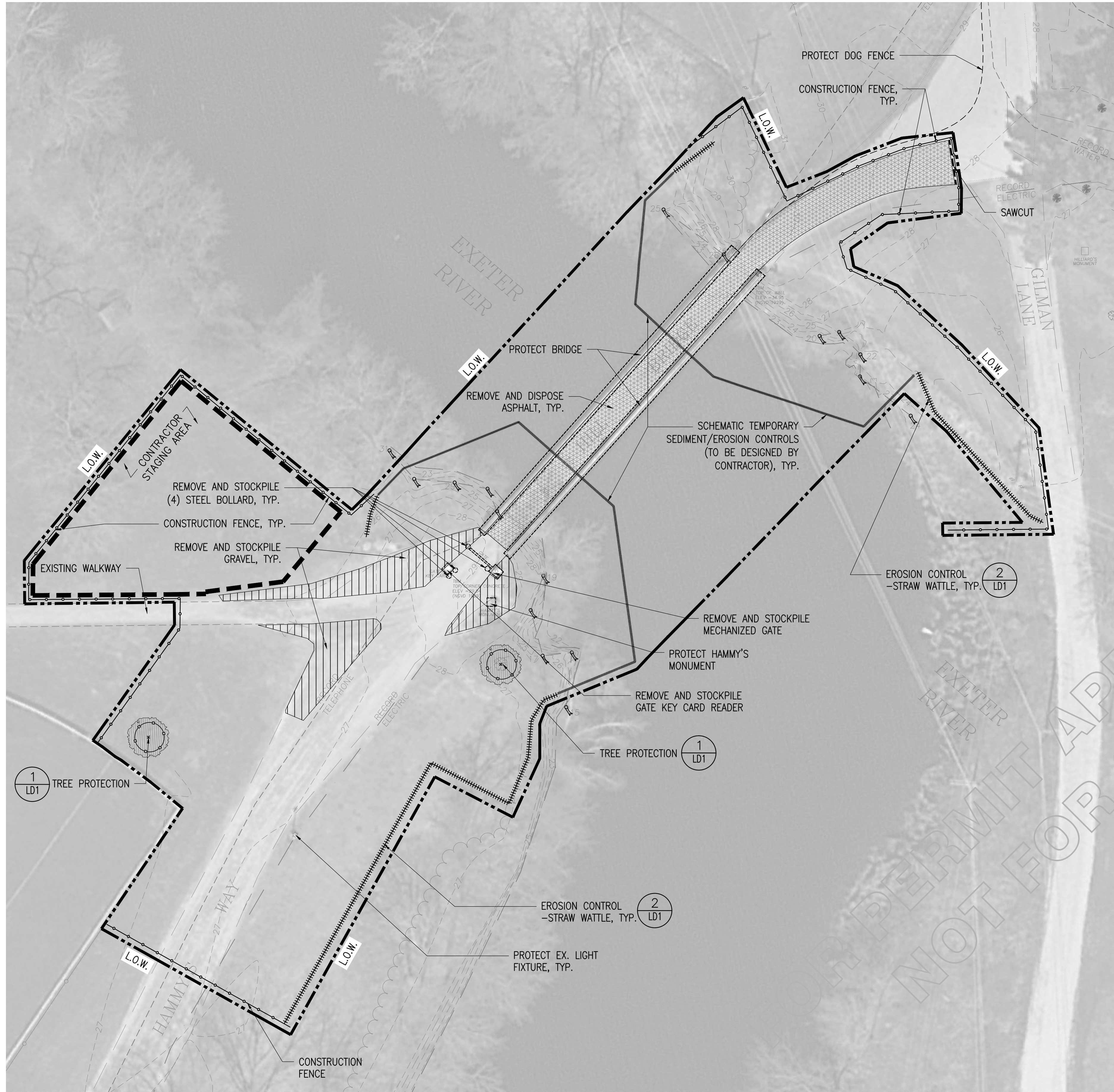
**Please attach additional sheets if needed**

**Conditional Use Permit Criteria**  
**Shoreland Protection District**

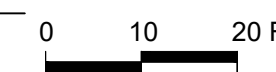
9.3.4 G Conditional Uses:

2. The Planning Board may grant a Conditional Use Permit for those uses listed above only after written findings of fact are made which have been reviewed by technical experts from the Rockingham Conservation District, if required by the Planning Board, at the cost of the developer, provided that all of the following are true:

- a. The proposed use will not detrimentally affect the surface water quality of the adjacent river or tributary, or otherwise result in unhealthful conditions.
- b. The proposed use will discharge no waste water on site other than that normally discharged by domestic waste water disposal systems and will not involve on-site storage or disposal of hazardous or toxic wastes as herein defined.
- c. The proposed use will not result in undue damage to spawning grounds and other wildlife habitat.
- d. The proposed use complies with the use regulations identified in Article 9.3.4 Exeter Shoreland Protection District Ordinance – Use Regulations and all other applicable sections of this article.
- e. The design and construction of the proposed use will be consistent with the intent of the purposes set forth in Article 9.3.1 Exeter Shoreland Protection District Ordinance – Authority and Purpose.



**1 SITE PREPARATION PLAN**  
SCALE: 1"=20'-0"



**SITE PREPARATION AND DEMOLITION NOTES:**

- PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE "DIG SAFE" NOTIFICATION PROCEDURES PROMOTED BY RESPECTIVE UTILITY COMPANIES. THE DIG SAFE TELEPHONE NUMBER FOR NEW HAMPSHIRE IS 811.
- THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE DIAGRAMMATIC ONLY. THE CONTRACTOR SHALL CONTACT THE PROPER LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR.
- ALL REFUSE, DEBRIS AND MISCELLANEOUS ITEMS TO BE REMOVED, THAT ARE NOT TO BE STOCKPILED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER, SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
- ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS APPLICABLE, AND REUSED AS DIRECTED BY THE OWNER OR LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR. PROVIDE 48 HOURS NOTICE FOR BPRD REVIEW OF SALVAGED ITEMS.
- CONTRACTOR SHALL STRIP AND STOCKPILE EXISTING TOPSOIL TO FULL DEPTH WITHIN LIMIT OF GRADING BEFORE COMMENCING EXCAVATION AND GRADING OPERATIONS. TOPSOIL SHALL NOT BE REMOVED FROM THE SITE, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
- AT ALL LOCATIONS WHERE CONCRETE PAVEMENT OR BITUMINOUS CONCRETE ROADWAY ADJUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE. WHERE NEW PAVING MEETS EXISTING PAVING, MEET LINE AND GRADE OF EXISTING WITH NEW.
- BEFORE ANY TREE CLEARING IS DONE, THE CONTRACTOR SHALL ARRANGE A CONFERENCE ON THE SITE WITH THE LANDSCAPE ARCHITECT TO IDENTIFY TREES WHICH ARE TO BE PROTECTED OR REMOVED. DO NO CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL EXISTING TREES, PLANTS, AND GRASS DESIGNATED TO REMAIN FOR THE LENGTH OF THE CONSTRUCTION PERIOD. THE PLACEMENT OF PROTECTION DEVICES ADDITIONAL TO THOSE NOTED SHALL, HOWEVER, BE AT THE CONTRACTOR'S DISCRETION. CONTRACTOR SHALL COORDINATE ALL PLACEMENT OF TREE PROTECTION TO BE APPROVED BEFORE DEMOLITION.
- DAMAGE NO PLANTS TO REMAIN BY BURNING, BY PUMPING OF WATER, BY CUTTING OF LIVE ROOTS OR BRANCHES, OR BY ANY OTHER MEANS. NO PLANTS TO BE SAVED SHALL BE USED FOR CRANE STAYS, GUYS OR OTHER FASTENINGS. VEHICLES SHALL NOT BE PARKED WITHIN THE DRIP LINE OR WHERE DAMAGE MAY RESULT TO TREES TO BE SAVED. CONSTRUCTION MATERIALS SHALL NOT BE STORED BENEATH THE DRIP LINE OF TREES TO BE SAVED.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL CONDITIONS TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS THAT ARE DUE TO CONTRACTOR OPERATIONS AND WHICH ARE OUTSIDE THE LIMIT OF WORK.
- THE GENERAL CONTRACTOR SHALL MAINTAIN OR ADJUST TO NEW FINISH GRADE AS NECESSARY ALL UTILITY AND SITE STRUCTURES SUCH AS LIGHT POLES, SIGN POLES, MAN HOLES, CATCH BASINS, HAND HOLES, WATER AND GAS GATES, HYDRANTS, ETC., FROM MAINTAINED UTILITY AND SITE SYSTEMS UNLESS OTHERWISE NOTED ON THE UTILITY DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL ADJUSTMENT OR ABANDONMENT OF UTILITIES WITH THE RESPECTIVE UTILITY COMPANY.
- ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED FROM DAMAGE AND PREVENT TRACKING OF MUD ONTO PUBLIC WAYS. ANY MUD ON PUBLIC WAYS ORIGINATING FROM THE JOB SITE SHALL BE CLEANED BY THE CONTRACTOR.
- CONTRACTOR SHALL SECURE ALL PERMITS THAT MAY BE REQUIRED FROM ALL JURISDICTION AFFECTED BY THIS WORK.
- MAINTAIN CONSTRUCTION FENCING FOR DURATION-ANY DAMAGED FENCING IMMEDIATELY REPLACED BY CONTRACTOR.
- CONTRACTOR TO PROTECT EXISTING BITUMINOUS WALKS AND PROVIDE NECESSARY MATERIALS TO DO SO. SEE SPECS.
- CONTRACTOR SHALL PROVIDE EROSION CONTROL FOR ALL AREA DRAINS AND CATCH BASINS. SEE SPECS.
- PROTECT EXISTING DRAINAGE STRUCTURES.
- PROTECT PATHWAYS TO REMAIN.

**LEGEND**

- |        |                                    |  |                                   |
|--------|------------------------------------|--|-----------------------------------|
| L.O.W. | LIMIT OF WORK                      |  | REMOVE AND DISPOSE ASPHALT, TYP.  |
|        | CONSTRUCTION FENCE, TYP.           |  | REMOVE AND STOCKPILE GRAVEL, TYP. |
|        | SAW CUT, TYP.                      |  |                                   |
|        | EROSION CONTROL-STRAW WATTLE, TYP. |  | TREE PROTECTION                   |
|        | EROSION CONTROL-STRAW WATTLE, TYP. |  | TREE PROTECTION                   |
|        | EX. TREE, TYP.                     |  | TREE PROTECTION                   |
|        | EX. TREE, TYP.                     |  | TREE PROTECTION                   |
|        | PROTECT EX. LIGHT FIXTURE, TYP.    |  |                                   |



Original Drawing Size = 22 x 34 in.

OWNER  
PHILLIPS EXETER ACADEMY  
Exeter, New Hampshire

CLIENT  
PHILLIPS EXETER ACADEMY  
Exeter, New Hampshire

By: JL Date: 02/04/2019  
Checked By: KZ Date: 02/04/2019  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_

Revisions:  
1. By: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_  
2. By: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_  
3. By: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_

**FOR PERMIT APPLICATIONS ONLY  
NOT FOR CONSTRUCTION**

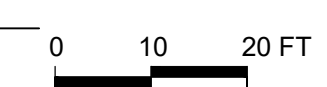
**kzla**  
Kyle Zick Landscape Architecture, Inc.  
38 Bromfield Street, Suite 202 Boston, MA 02108  
617 451-1019 Tel  
www.kyzezick.com

Project:  
Name: **Hill Bridge Restoration  
Phillips Exeter Academy  
Exeter, New Hampshire**  
Subject: **Site Preparation Plan**

Sheet No.: **SP-1**



1 LAYOUT AND MATERIALS PLAN  
SCALE: 1"=20'-0"



**MATERIAL NOTES:**

1. CONTRACTOR SHALL COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (WALLS, FENCE, FOOTINGS, TREE ROOTBALLS, PROPOSED LIGHTING FOOTINGS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
2. LIMIT OF WORK LINE IS NOTED ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.

**LAYOUT NOTES:**

1. ALL LINE AND GRADE WORK PER DRAWINGS AND SPECIFICATIONS SHALL BE LAID OUT BY A REGISTERED CIVIL ENGINEER OR SURVEYOR ENGAGED BY THE CONTRACTOR.
2. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
3. STORAGE AREAS FOR CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL BE IN AND WITHIN LIMITS OF WORK AS SHOWN ON PLANS AND AS APPROVED BY THE LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK.
5. ALL LAYOUTS FOR WALKS AND PATHS SHALL BE ADEQUATELY STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
6. AUTOCAD FILE WILL BE PROVIDED TO THE CONTRACTOR TO LAY OUT SITE IMPROVEMENTS.

NOTE: CONTRACTOR TO COORDINATE CONDUIT PLACEMENT AND CONNECTION TO EXISTING WIRING FOR MECHANIZED GATE WITH THE ACADEMY

**LEGEND**

- LIMIT OF WORK (L.O.W.)
- TREE PROTECTION (1 LD1)
- GRAVEL PAVEMENT, TYP. (5 LD1)
- BITUMINOUS CONCRETE PAVEMENT, SEE ENGINEERING PLANS TYP. (10 LD1)
- STABILIZED STONEDUST PAVEMENT, TYP. (3 LD1)
- REINFORCED TURF, TYP. (4 LD1)
- PLACED BOULDER (6 LD1)
- NEW LIGHT POLE, TYP.
- SPLIT RAIL FENCE, TYP. (7 LD1)
- STAMPED BITUMINOUS CONCRETE PAVEMENT -ADD ALT. (10 LD1)



Original Drawing Size = 22 x 34 in.

OWNER  
PHILLIPS EXETER ACADEMY  
Exeter, New Hampshire

CLIENT  
PHILLIPS EXETER ACADEMY  
Exeter, New Hampshire

By: JL Date: 02/04/2019  
Checked By: KZ Date: 02/04/2019  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_

Revisions:  
1. By: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_  
2. By: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_  
3. By: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_

**FOR PERMIT APPLICATIONS ONLY  
NOT FOR CONSTRUCTION**

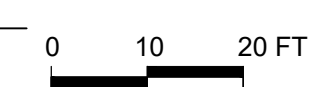
**kzla**  
Kyle Zick Landscape Architecture, Inc.  
38 Bromfield Street, Suite 202 Boston, MA 02108 617 451-1019 Tel www.kyzezick.com

Project:  
Name: **Hill Bridge Restoration  
Phillips Exeter Academy  
Exeter, New Hampshire**  
Subject: **Layout and Materials Plan**

Sheet No.: **L-1**



**1** PLANTING PLAN  
SCALE: 1"=20'-0"



**GRADING NOTES:**

1. PRIOR TO COMMENCING ANY EXCAVATION WORK, THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE "DIG SAFE" NOTIFICATION PROCEDURES PROMOTED BY RESPECTIVE UTILITY COMPANIES. THE 'DIG SAFE' TELEPHONE NUMBER FOR NEW HAMPSHIRE IS 811.
2. CONTRACTOR SHALL VERIFY ALL EXISTING GRADES IN THE FIELD AND SHALL REPORT ANY DISCREPANCIES BETWEEN EXISTING AND PROPOSED CONDITION TO THE LANDSCAPE ARCHITECT.
3. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.
4. COMPACT SUBGRADE PRIOR TO ANY FINISH GRADING. REMOVE ALL SOFT SPOTS OBSERVED OR IDENTIFIED IN FIELD.
5. PITCH EVENLY BETWEEN SPOT GRADES. ALL PAVED AREAS MUST PITCH TO DRAIN AT A MINIMUM SLOPE OF ONE-EIGHTH INCH (1/8") PER FOOT. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
6. CONTRACTOR SHALL BLEND NEW EARTHWORK SMOOTHLY INTO EXISTING, PROVIDING VERTICAL CURVES OR ROUNDINGS AT ALL TOP AND BOTTOM OF SLOPES.
7. EXCAVATION REQUIRED WITHIN DRIP LINE OF TREES DESIGNATED TO REMAIN SHALL BE DONE BY HAND. PLANT MATERIALS DAMAGED BY CONTRACTOR SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS.
8. MAXIMUM CROSSPITCH OF ALL SIDEWALKS IS 2%. ANY DISCREPANCIES NOT ALLOWING THIS TO OCCUR SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
9. ALL GRADING SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG), LATEST EDITION. IN CASE OF CONFLICT BETWEEN REGULATIONS, THE GUIDELINE PROVIDING GREATER ACCESS SHALL APPLY.
10. LIMIT OF WORK LINE IS NOTED ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO OPERATIONS INSIDE AND OUTSIDE OF THE CONTRACT LIMIT LINE. ANY AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL MEET LINE AND GRADE OF EXISTING CONDITIONS AT LIMIT OF WORK LINE.

**LEGEND**

- L.O.W. LIMIT OF WORK
- EX. TREE, TYP.
- PROPOSED CONTOUR, TYP.
- EXISTING CONTOUR, TYP.
- SPOT GRADE, TYP.
- EXISTING SPOT GRADE, TYP.
- 2% MAX SLOPE, TYP.



Original Drawing Size = 22 x 34 in.

OWNER  
PHILLIPS EXETER ACADEMY  
Exeter, New Hampshire

CLIENT  
PHILLIPS EXETER ACADEMY  
Exeter, New Hampshire

By: JL Date: 02/04/2019  
Checked By: KZ Date: 02/04/2019  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_

Revisions:  
1. By: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_  
2. By: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_  
3. By: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_

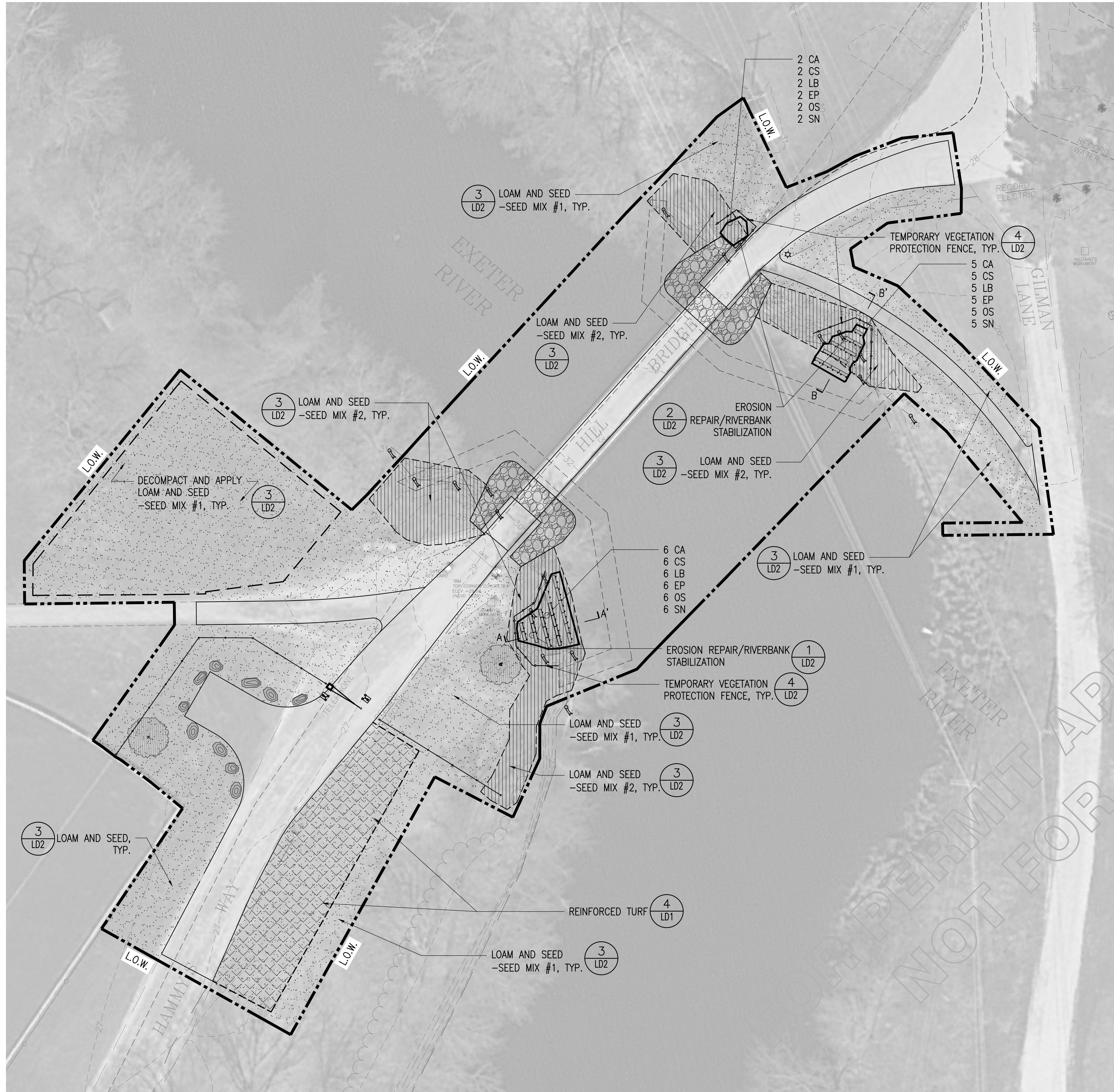
**FOR PERMIT APPLICATIONS ONLY  
NOT FOR CONSTRUCTION**

**kzla**  
Kyle Zick Landscape Architecture, Inc.  
38 Bromfield Street, Suite 202 Boston, MA 02108 617 451-1019 Tel www.kyzezick.com

Project:  
Name: **Hill Bridge Restoration  
Phillips Exeter Academy  
Exeter, New Hampshire**  
Subject: **Grading Plan**

Sheet No.: **L-2**





**1 PLANTING PLAN**  
SCALE: 1"=20'-0"



**PLANTING NOTES:**

- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE PLANT SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
- ALL NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN ADDITION, ALL NEW PLANT MATERIAL FOR THE PROJECT SHALL BE OF SPECIMEN QUALITY. ALL NEW PLANTS TO BE BALLED AND BURLAP OR CONTAINER-GROWN, UNLESS OTHERWISE NOTED ON THE PLANT SCHEDULE.
- THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL NEW PLANTS SHALL BE TAGGED AND APPROVED BY THE LANDSCAPE ARCHITECT AT THE NURSERY PRIOR TO DIGGING OR DELIVERY TO THE SITE.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
- STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING. LOCATIONS MAY BE ADJUSTED IN FIELD BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. PROVIDE AT LEAST 48 HOURS NOTICE TO LANDSCAPE ARCHITECT.
- TREES SHALL BE SET 3" HIGHER THAN PREVIOUS GRADE. NO TREES SHALL BE PLANTED BEFORE ACCEPTANCE OF STAKE LOCATIONS.
- ALL EXISTING TREES TO REMAIN SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. PROTECTION TECHNIQUES SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. THE PLACEMENT OF PROTECTION DEVICES ADDITIONAL TO THOSE NOTED SHALL, HOWEVER, BE AT THE CONTRACTOR'S DISCRETION.
- CONTRACTOR SHALL PROVIDE FULL DEPTHS OF LOAM AS NOTED ON DETAILS AND AS SPECIFIED, FOR ALL PLANTING.
- IN AREAS WHERE EXISTING PAVEMENTS ARE REMOVED AND ARE PROPOSED AS LAWN, THE CONTRACTOR SHALL REMOVE THE PAVEMENT AND BASE, PROVIDE FILL AND 6" TOPSOIL PRIOR TO SEEDING.
- CONTRACTOR SHALL COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (WALLS, FENCE, FOOTINGS, TREE ROOTBALLS, PROPOSED LIGHTING FOOTINGS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
- CONTRACTOR SHALL NOT APPLY CHEMICAL FERTILIZER AND PESTICIDE (INCLUDING HERBICIDE) IN THE RIPARIAN ZONE. IF ANY FERTILIZER USE IS PLANNED, AVOID CHEMICAL FERTILIZERS IN FAVOR OF PRODUCTS SUCH AS NORTH COUNTRY ORGANICS PRO-GRO 5-3-4, A GENERAL-PURPOSE, SLOW RELEASE NATURAL FERTILIZER.

**PLANT SCHEDULE**

SYMBOL	QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
<b>SHRUBS</b>					
13	CA	CORNUS AMOMUM	SILKY DOGWOOD	1 GAL.	36" O.C.
13	CS	CORNUS SERICEA	RED TWIG DOGWOOD	1 GAL.	36" O.C.
13	LB	LINDERA BENZOIN	SPICE BUSH	1 GAL.	36" O.C.
<b>PERENNIALS</b>					
13	EP	EUTROCHUM PURPUREUM	JOE PYE WEED	1 QT.	36" O.C.
13	OS	ONOCLEA SENSIBILIS	SENSITIVE FERN	1 QT.	36" O.C.
13	SN	SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	1 QT.	36" O.C.

**SEED MIX SCHEDULE**

	SEED MIX #1	SEED MIX #2
SEED MIX AREA SYMBOL		
SEED MIX COMPOSITION	KENTUCKY BLUEGRASS: 80% PERENNIAL RYE: 20%	RIVERBANK WILD RYE VIRGINIA WILD RYE RED FESCUE SWITCH GRASS BLUNT BROOM SEDGE SILKY DOGWOOD BLUE FLAG LURID SEDGE ARROW WOOD VIBURNUM SWAMP MILKWEED FLAT TOPPED/UMBRELLA ASTER NEW ENGLAND ASTER BONESET SPOTTED JOE PYE WEED ELDERBERRY GREEN BULRUSH

**LEGEND**

- LIMIT OF WORK (L.O.W.)
- EX. TREE, TYP.
- LOAM AND SEED -SEED MIX #1, TYP. (3 LD2)
- LOAM AND SEED -SEED MIX #2, TYP. (3 LD2)
- REINFORCED TURF, TYP. (4 LD1)
- PROPOSED SHRUBS, TYP. (4 LD2)
- 3" DEPTH MULCHED PLANTING BED, TYP.



Original Drawing Size = 22 x 34 in.

OWNER  
PHILLIPS EXETER ACADEMY  
Exeter, New Hampshire

CLIENT  
PHILLIPS EXETER ACADEMY  
Exeter, New Hampshire

By: JL Date: 02/04/2019  
Checked By: KZ Date: 02/04/2019  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_

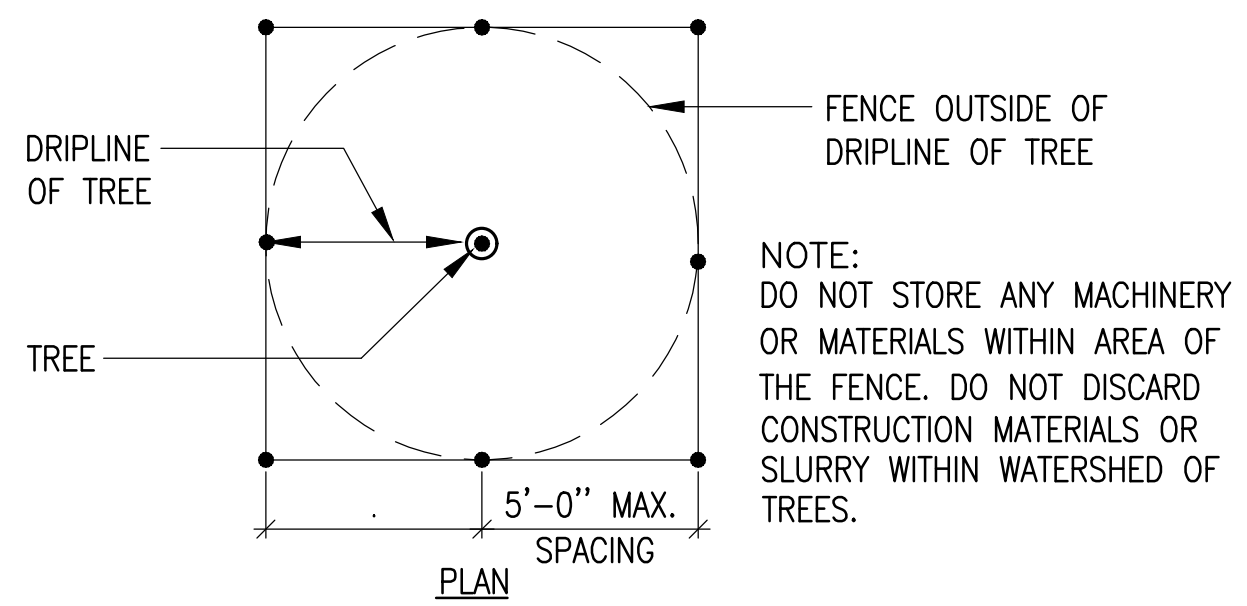
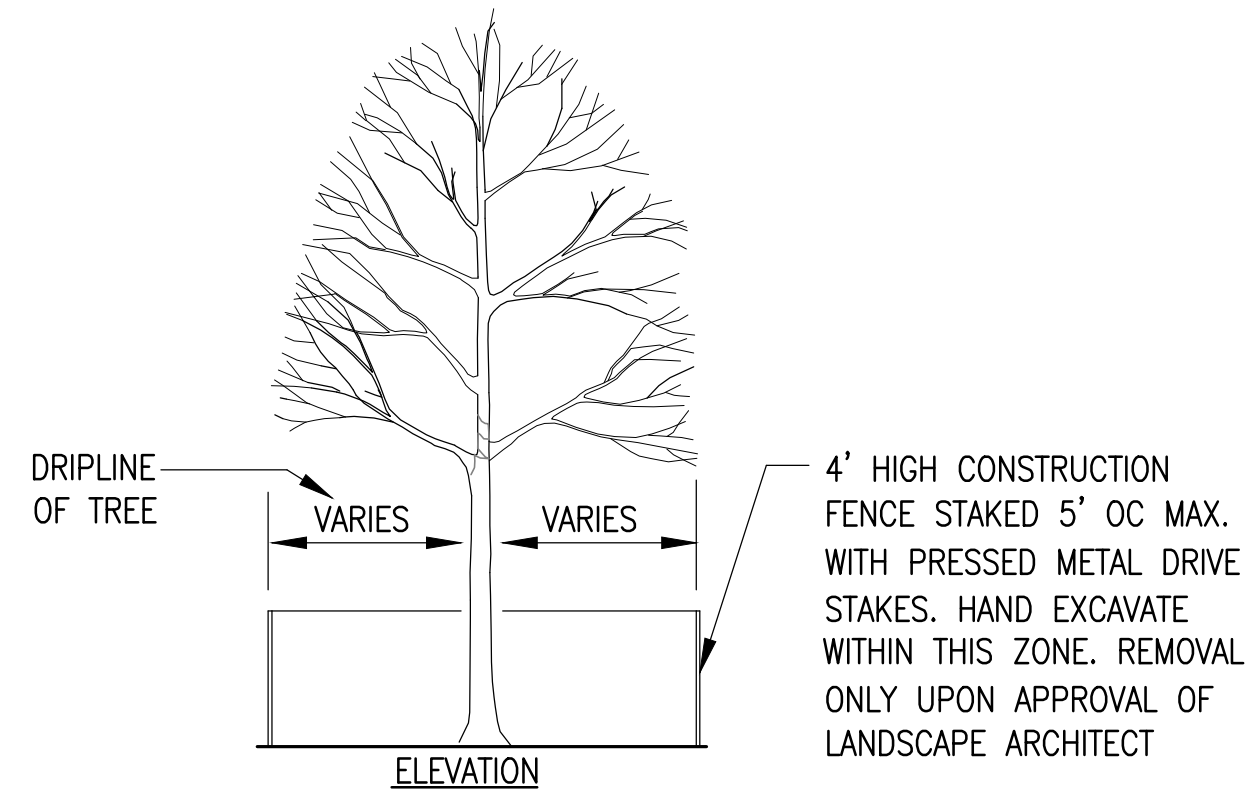
Revisions:  
1. By: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_  
2. By: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_  
3. By: \_\_\_\_\_ Date: \_\_\_\_\_  
Checked By: \_\_\_\_\_ Date: \_\_\_\_\_

**FOR PERMIT APPLICATIONS ONLY  
NOT FOR CONSTRUCTION**

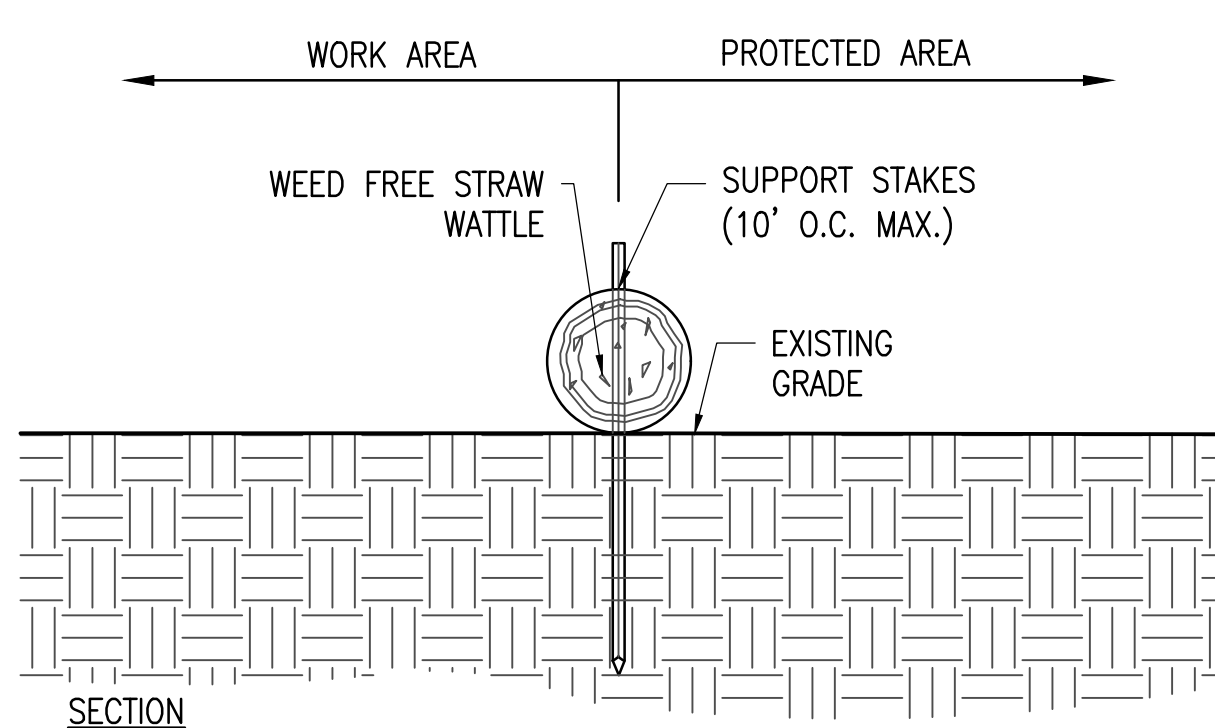
**kzla**  
Kyle Zick Landscape Architecture, Inc.  
38 Bromfield Street, Suite 202 Boston, MA 02108 617.451-1019 Tel www.kyzezick.com

Project:  
Name: **Hill Bridge Restoration Phillips Exeter Academy Exeter, New Hampshire**  
Subject: **Planting Plan**

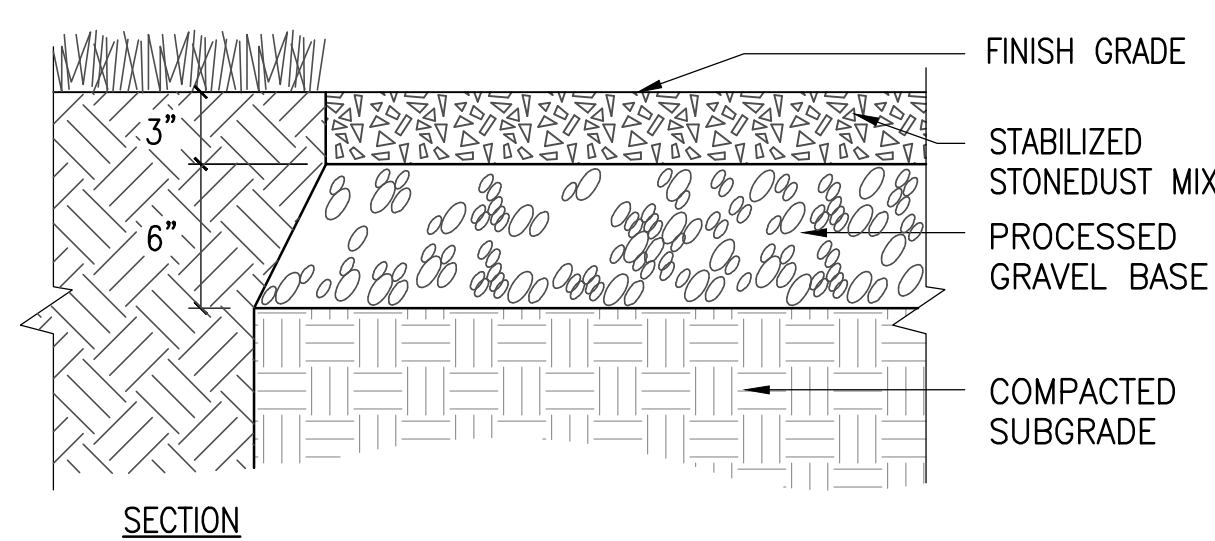
Sheet No.: **L-3**



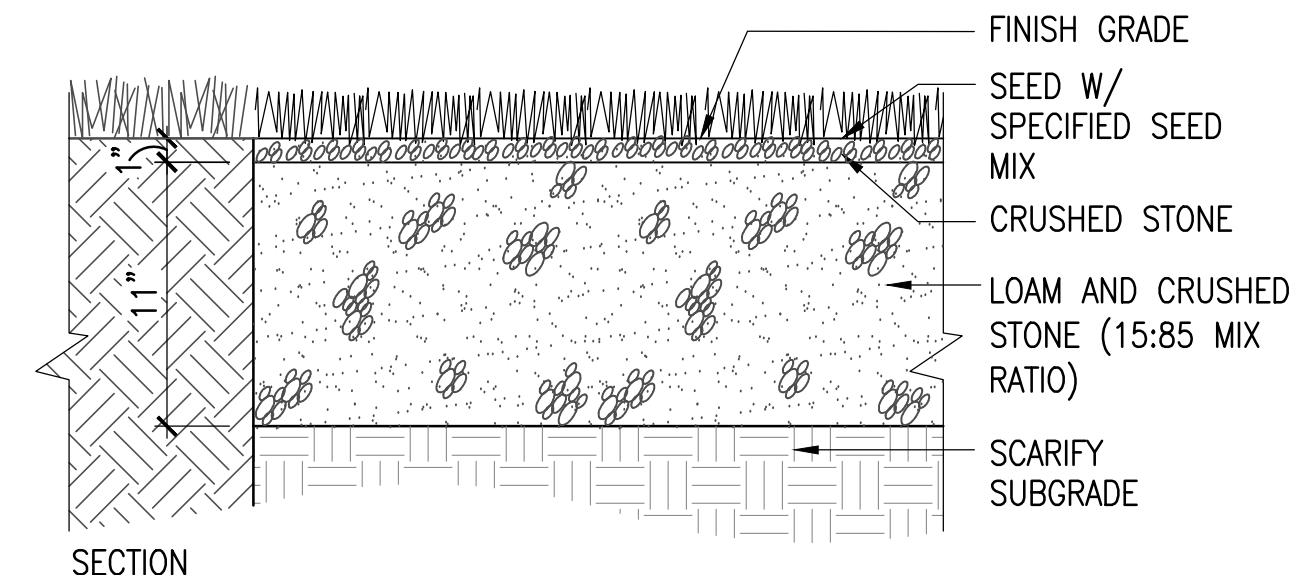
**1 TREE PROTECTION**  
SCALE: N.T.S.



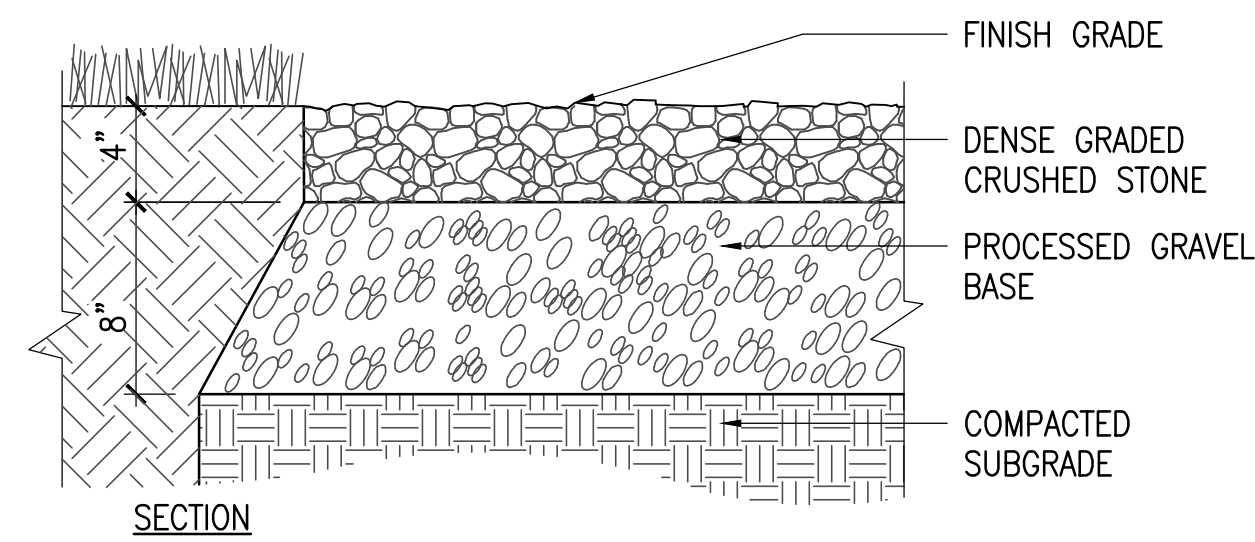
**2 EROSION CONTROL - STRAW WATTLE**  
SCALE: 3/4"=1'-0"



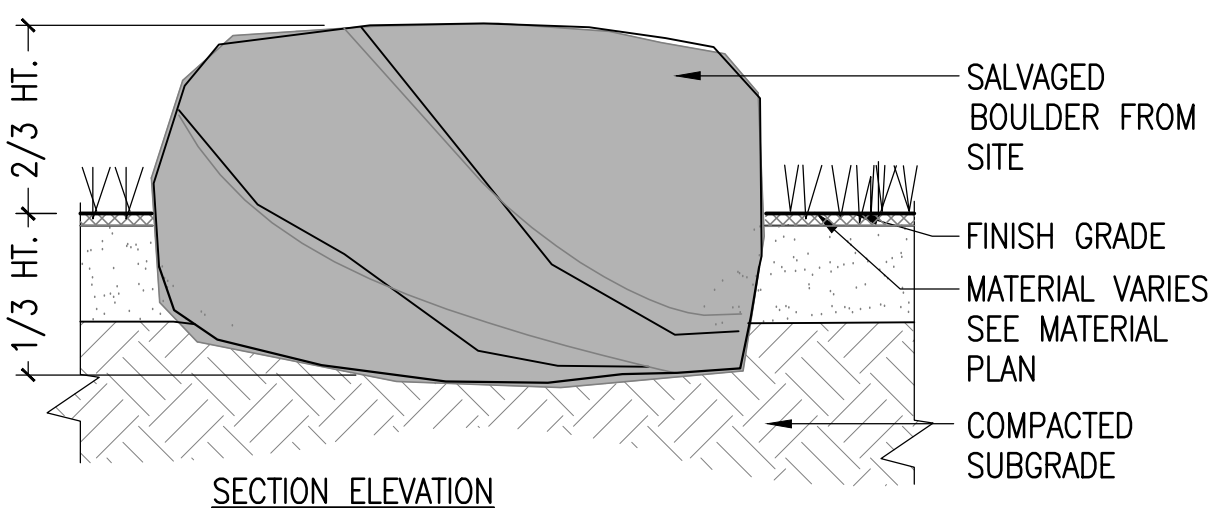
**3 STABILIZED STONEDUST PAVEMENT**  
SCALE: 1-1/2"=1'-0"



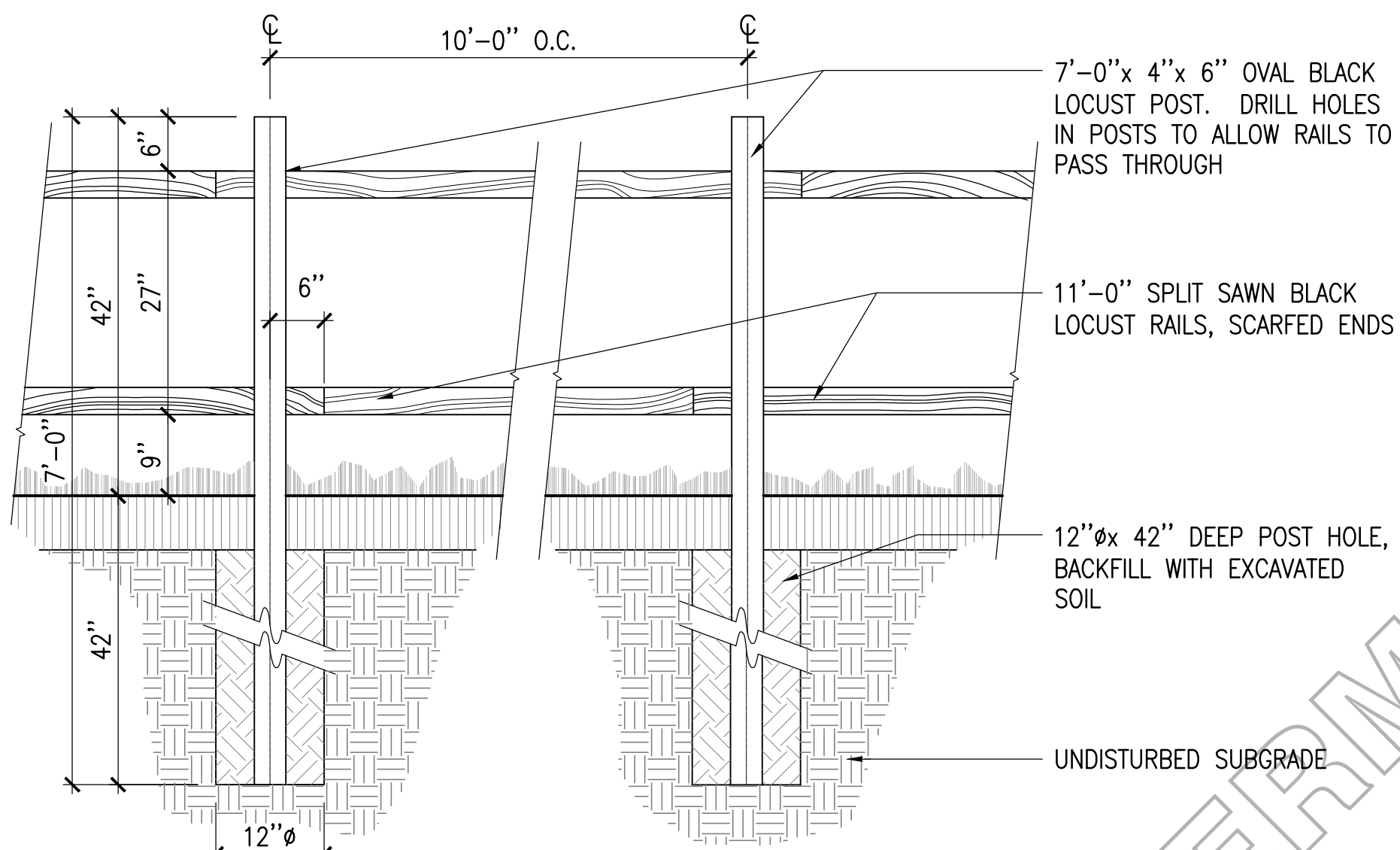
**4 REINFORCED TURF**  
SCALE: 1-1/2"=1'-0"



**5 GRAVEL PAVEMENT**  
SCALE: 1 1/2"=1'-0"



**6 PLACED BOULDER**  
SCALE: 1-1/2"=1'-0"

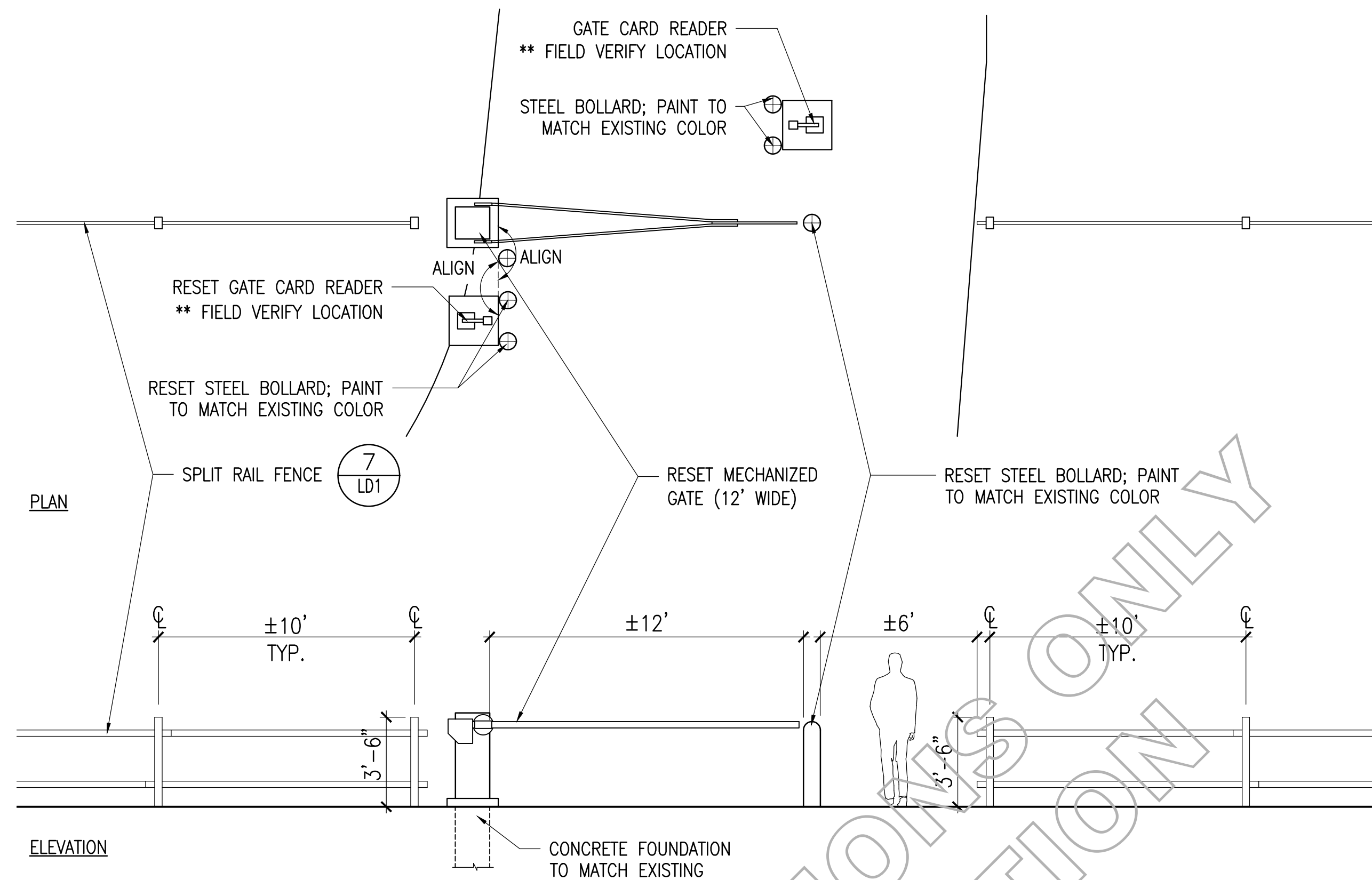


**7 SPLIT RAIL FENCE**  
SCALE: 3/4"=1'-0"

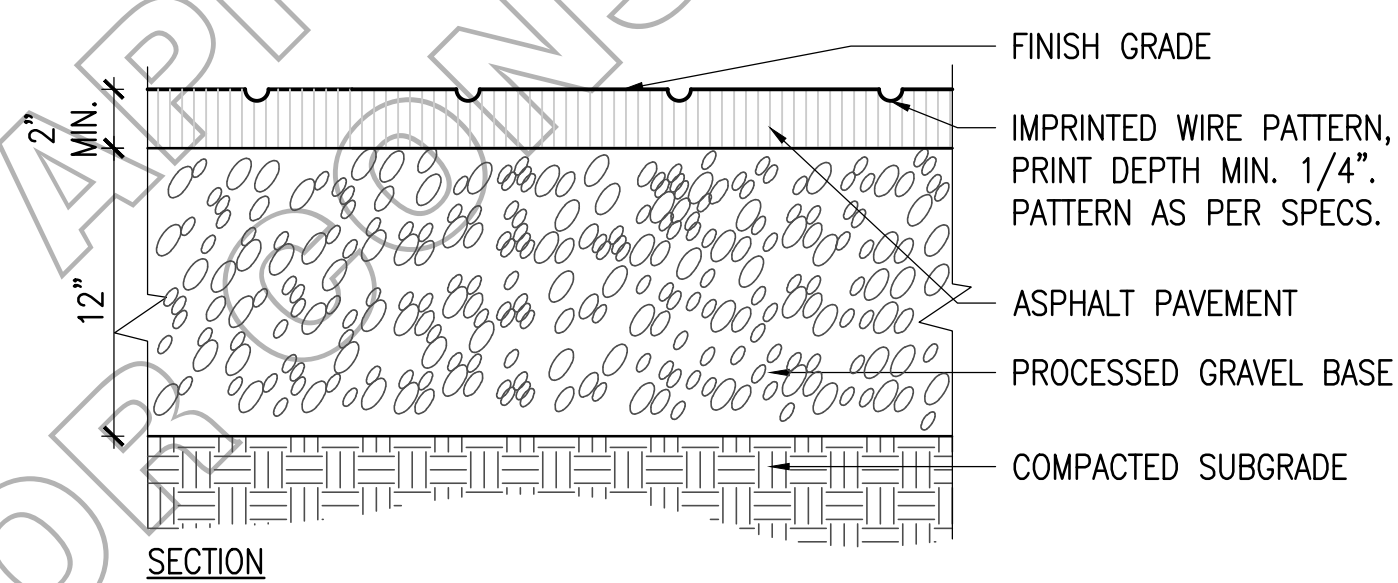
SIGNAGE SCHEDULE

MESSAGE	CODE	SIGN
NO PARKING SIGN	R7-1	

**8 NO PARKING SIGN**  
SCALE: NTS



**9 MECHANIZED GATE (12' WIDE)**  
SCALE: 1/4"=1'-0"



NOTE:  
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

**10 STAMPED BITUMINOUS CONCRETE PAVEMENT - ADD ALT.**  
SCALE: 1 1/2"=1'-0"

Original Drawing Size = 22 x 34 in.

OWNER  
PHILLIPS EXETER ACADEMY  
Exeter, New Hampshire

CLIENT  
PHILLIPS EXETER ACADEMY  
Exeter, New Hampshire

By: JL Date: 02/04/2019  
Checked By: KZ Date: 02/04/2019  
Checked By: Date:  
Checked By: Date:

Revisions:  
1. By: Date:  
Checked By: Date:  
2. By: Date:  
Checked By: Date:  
3. By: Date:  
Checked By: Date:

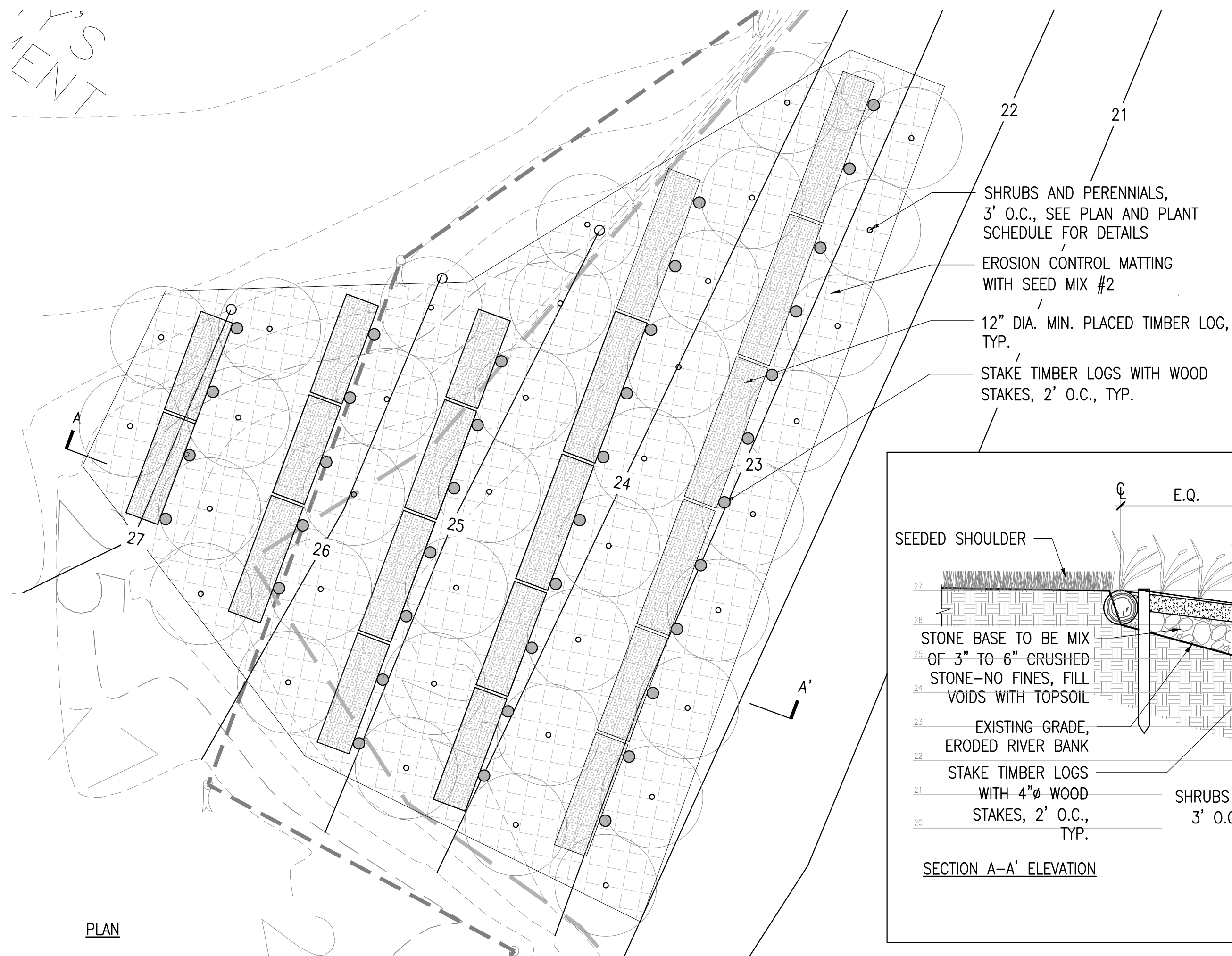
FOR PERMIT APPLICATIONS ONLY  
NOT FOR CONSTRUCTION

**kzla**  
Kyle Zick Landscape Architecture, Inc.  
38 Bromfield Street, Suite 202 Boston, MA 02108 617 451-1019 Tel www.kyzezick.com

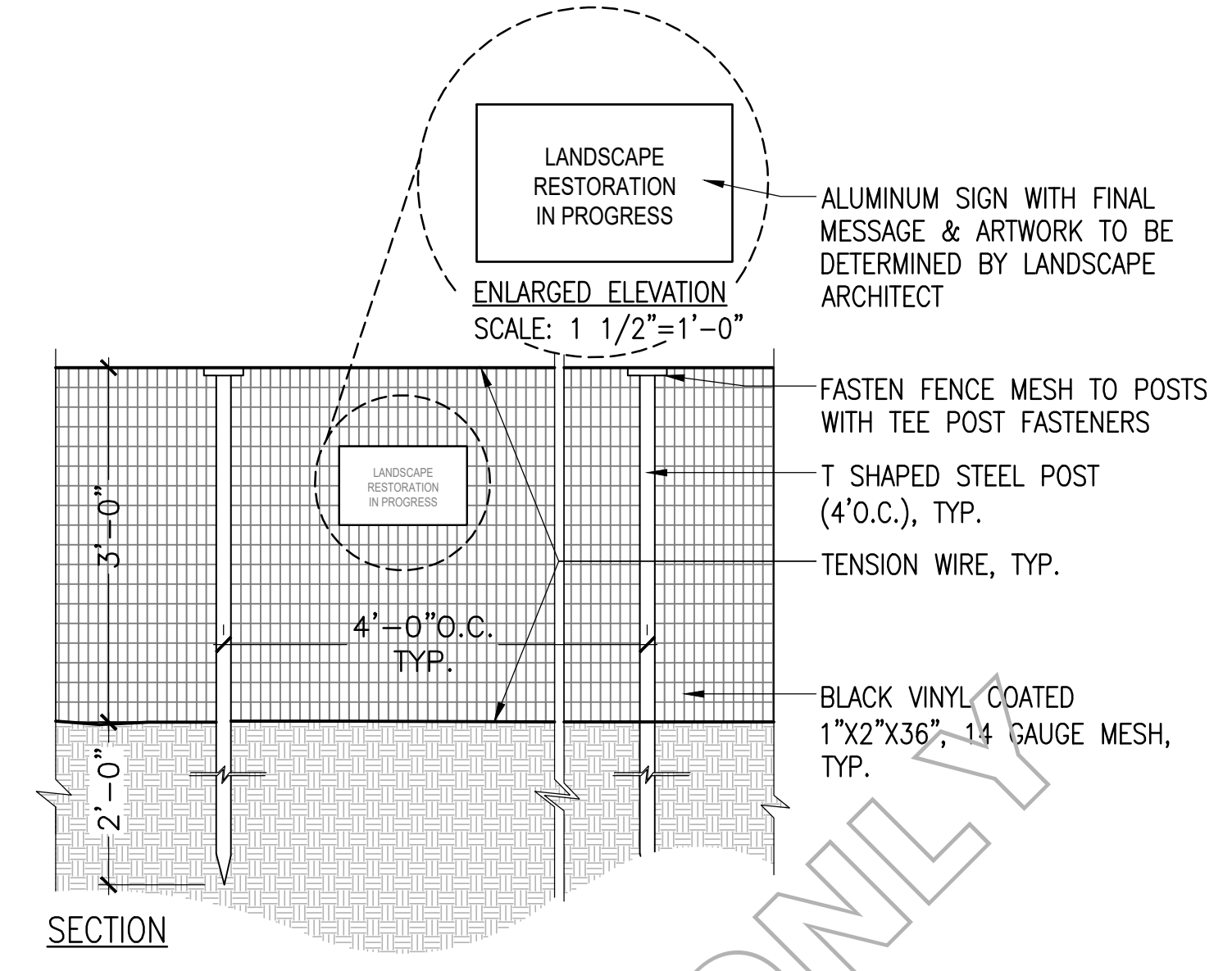
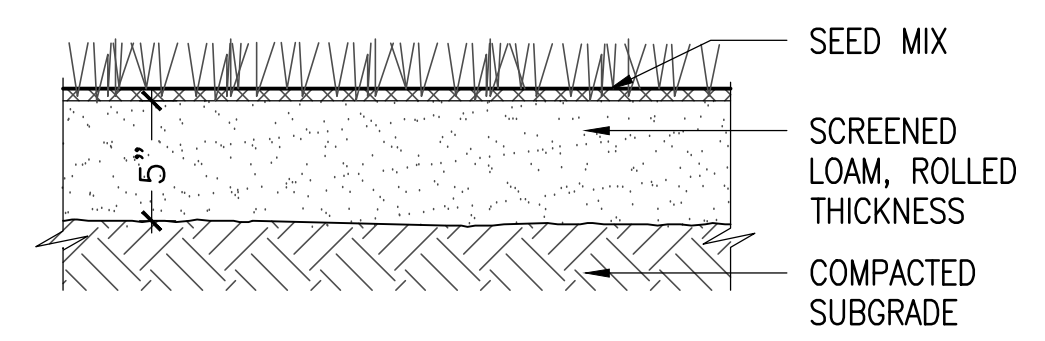
Project:  
Name: **Hill Bridge Restoration Phillips Exeter Academy Exeter, New Hampshire**  
Subject: **Details**

Sheet No.: **LD-1**

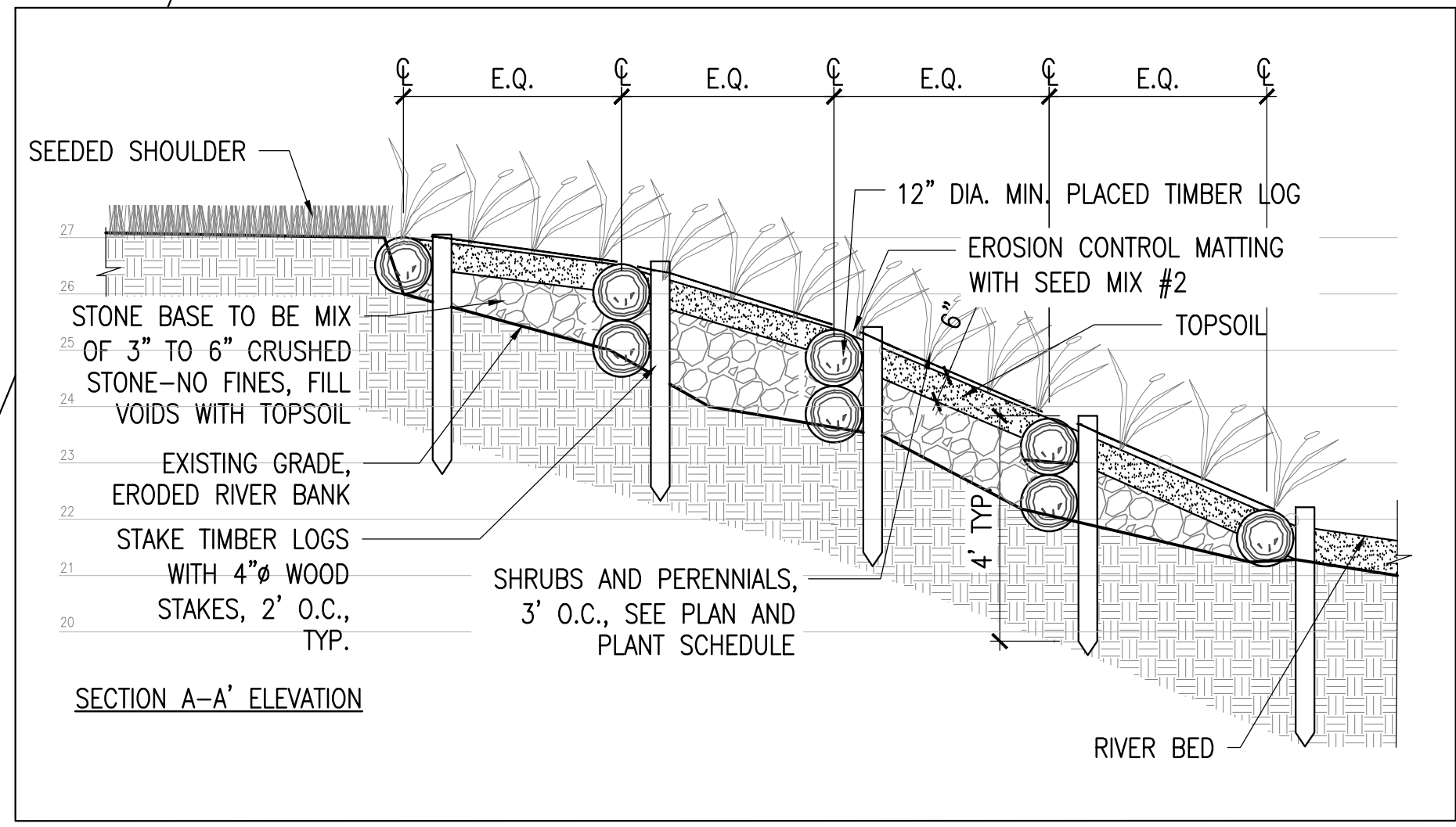
ENT



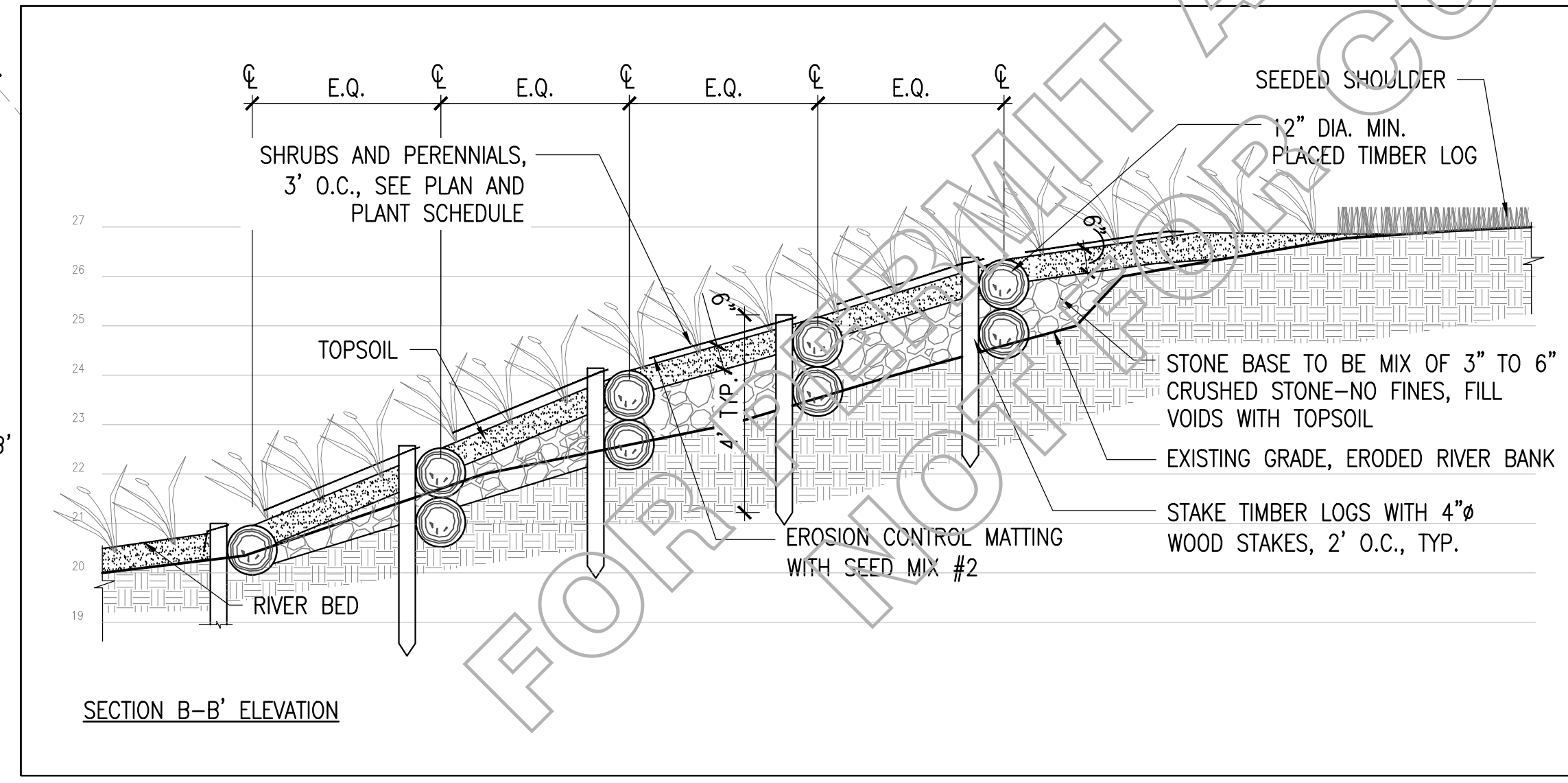
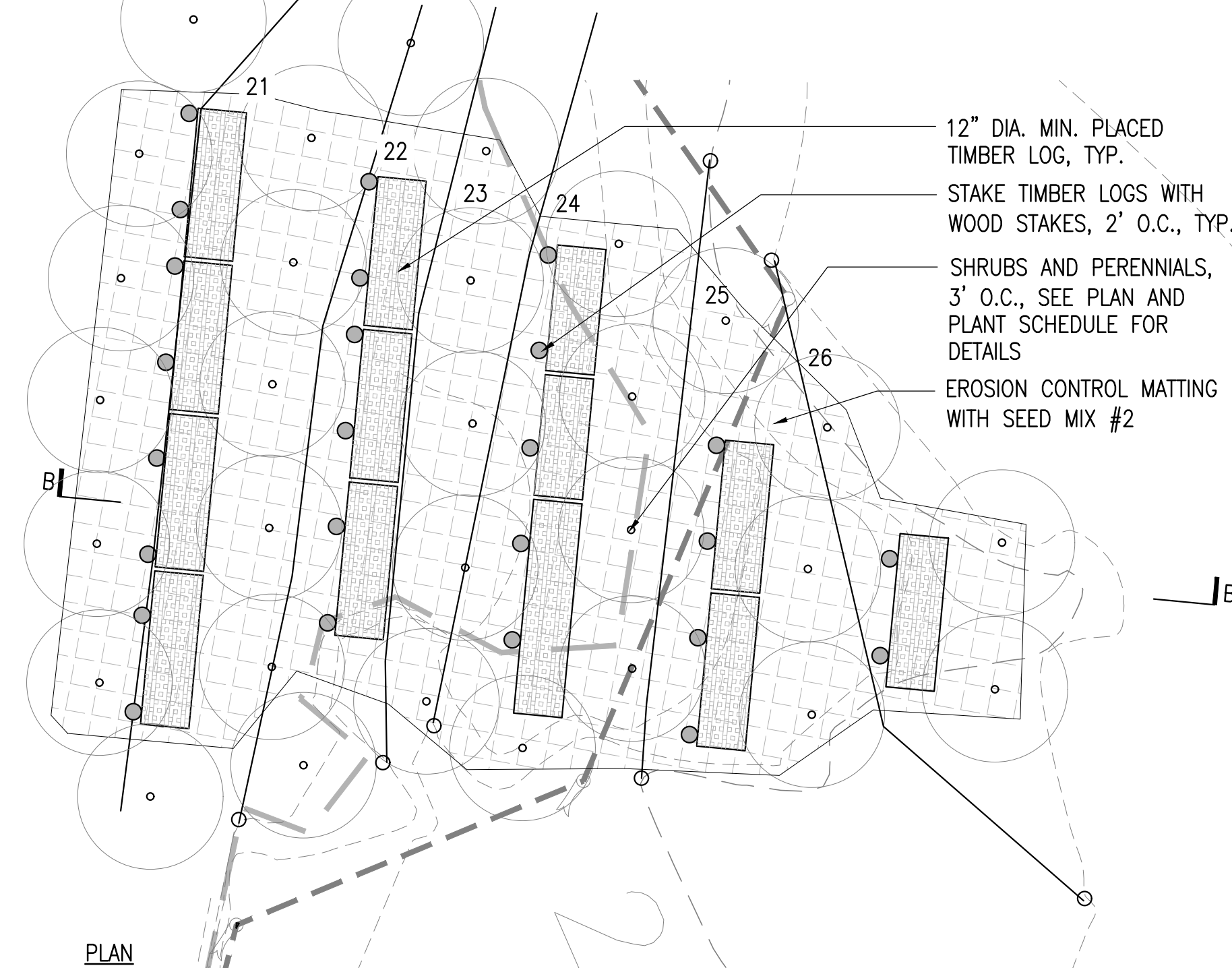
**3 LOAM AND SEED**  
 SCALE: 1'-1/2"=1'-0"



**4 TEMPORARY VEGETATION PROTECTION FENCE**  
 SCALE: NTS



**1 EROSION REPAIR/RIVERBANK STABILIZATION**  
 SCALE: 3/8"=1'-0"



**2 EROSION REPAIR/RIVERBANK STABILIZATION**  
 SCALE: 3/8"=1'-0"

Original Drawing Size = 22 x 34 in.

OWNER  
 PHILLIPS EXETER ACADEMY  
 Exeter, New Hampshire

CLIENT  
 PHILLIPS EXETER ACADEMY  
 Exeter, New Hampshire

By: JL Date: 02/04/2019  
 Checked By: KZ Date: 02/04/2019  
 Checked By: Date:   
 Checked By: Date:

Revisions:  
 1. By: Date:   
 Checked By: Date:   
 2. By: Date:   
 Checked By: Date:   
 3. By: Date:   
 Checked By: Date:

FOR PERMIT APPLICATIONS ONLY  
 NOT FOR CONSTRUCTION

**kzla**  
 Kyle Zick Landscape Architecture, Inc.  
 38 Bromfield Street, Suite 202 Boston, MA 02108 617 451-1019 Tel www.kyzezick.com

Project:  
 Name: Hill Bridge Restoration  
 Phillips Exeter Academy  
 Exeter, New Hampshire  
 Subject: Details

Sheet No.: **LD-2**

Town  
of  
Exeter



Kristen Murphy <kmurphy@exeternh.gov>

---

## Concept Meeting

1 message

---

**Brenden Walden** <bwalden@gesinc.biz>

Thu, Sep 3, 2020 at 3:45 PM

To: "kmurphy@exeternh.gov" <kmurphy@exeternh.gov>

Good Afternoon Kristen,

I am just reaching out on behalf of our client, we are hoping to get on the next agenda for a concept discussion for their project on Holland Way for the construction of an additional parking/car storage lot for the Mcfarland Ford Dealership. I have attached a draft of what the current design looks like as well as the NHB report showing no endangered or threatened species in the vicinity.

If you need any other information for us to get on the agenda please let me know.

Thank you.

Brenden Walden

Business Manager & Wetland Scientist

### **GOVE ENVIRONMENTAL SERVICES, INC.**

8 Continental Dr, Bldg 2, Unit H,

Exeter, NH 03833-7507

*Ph* (603) 418-7260 / *Cell* (207) 710-7863 / *Fax* (603) 778-0654

*bwalden@gesinc.biz*

---

## 2 attachments



**NHB20-2666.pdf**  
269K



**SKM\_22720090109380.pdf**  
169K

Design: EMP	Draft: EJJH	Date: 6/15/20
Checked: WGM	Scale: AS SHOWN	Project No.: 19198
Drawing Name: 19198-CONCEPTS.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	8/28/20	ISSUED FOR REVIEW	EJJH

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

88 Portsmouth Ave.  
PO Box 219  
Stratham, NH 03885

*Civil Engineering Services*

E-MAIL: JBE@JONESANDBEACH.COM

603-772-4746  
FAX: 603-772-0227

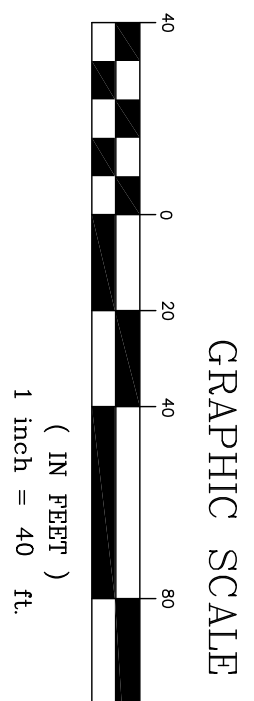
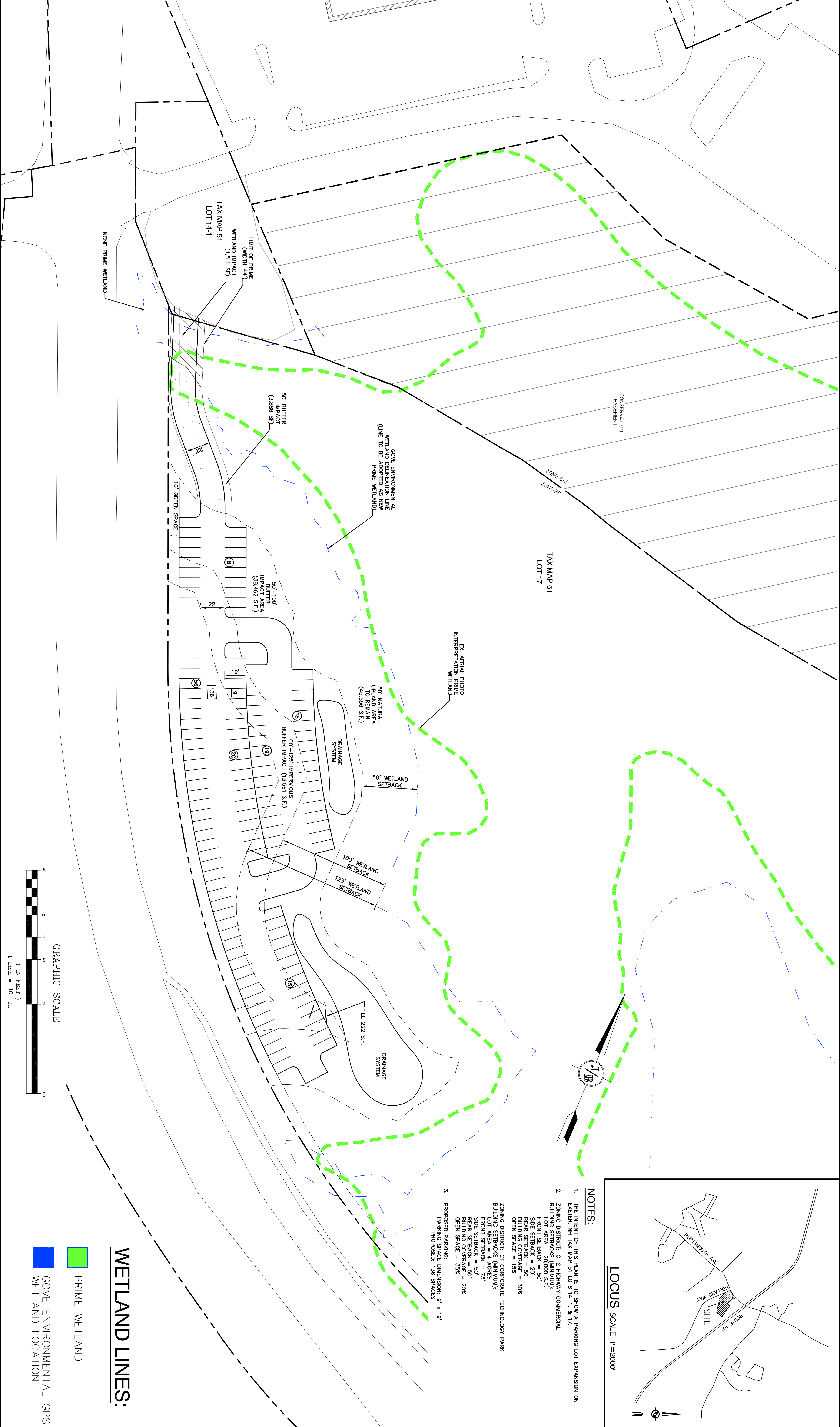
Plan Name: **CONCEPT 10**

Project: **PARKING LOT EXPANSION  
110 HOLLAND WAY, EXETER, NH**

Owner of Record: **McFARLAND FORD SALES, INC.  
151 PORTSMOUTH AVE, EXETER, NH**

DRAWING NO. **CP10**

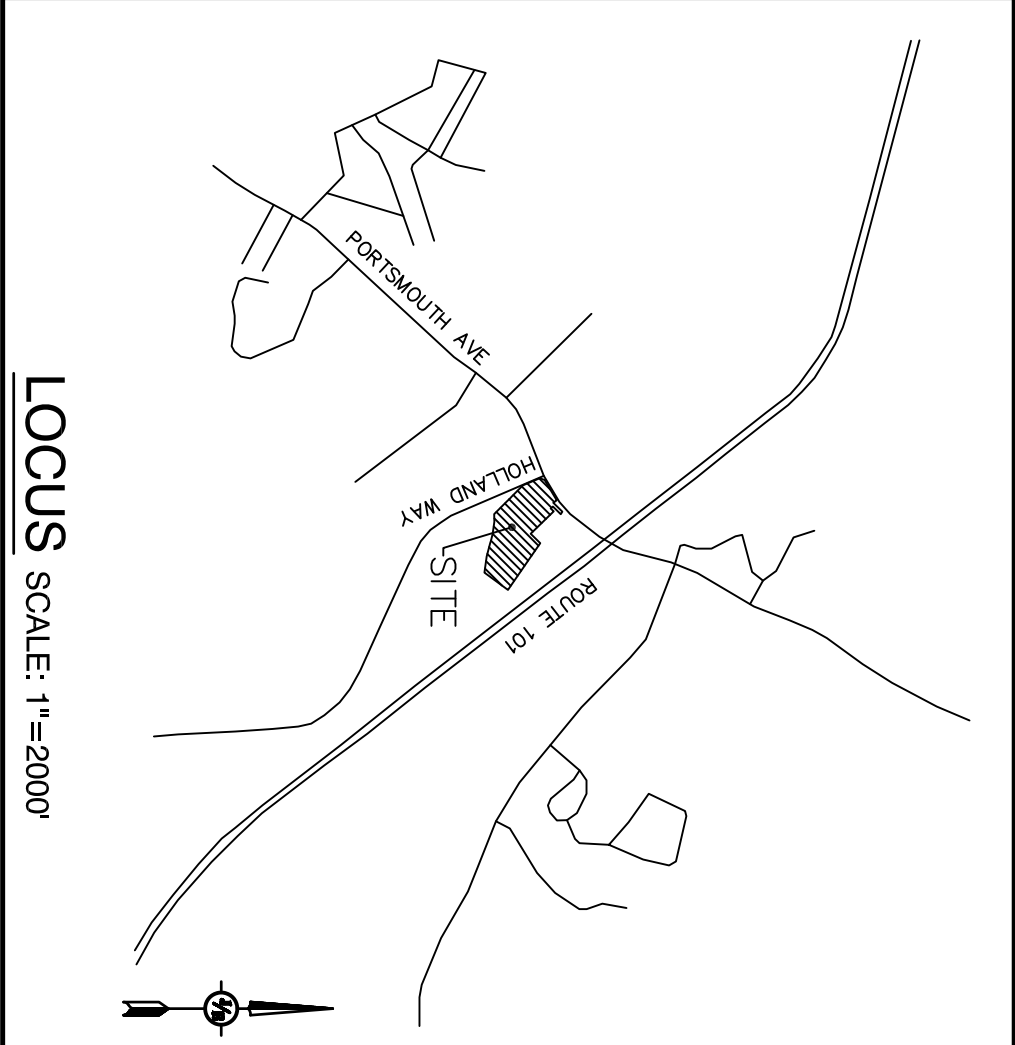
SHEET 1 OF 1  
JBE PROJECT NO. 19198



**WETLAND LINES:**

- PRIME WETLAND
- GOVE ENVIRONMENTAL GPS WETLAND LOCATION

- NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW A PARKING LOT EXPANSION ON EXETER, NH TAX MAP 51 LOTS 14-1, & 17.
  - ZONING DISTRICT C-2 HIGHWAY COMMERCIAL  
BUILDING SETBACKS (MINIMUM):  
LOT AREA = 20,000 S.F.  
FRONT SETBACK = 50'  
SIDE SETBACK = 20'  
REAR SETBACK = 50'  
BUILDING COVERAGE = 30%  
OPEN SPACE = 15%
  - PROPOSED PARKING:  
PARKING SPACE DIMENSION: 9' x 19'  
PROPOSED: 138 SPACES
- ZONING DISTRICT: CT CORPORATE TECHNOLOGY PARK  
BUILDING SETBACKS (MINIMUM):  
LOT AREA = 4 ACRES  
FRONT SETBACK = 75'  
SIDE SETBACK = 50'  
REAR SETBACK = 50'  
BUILDING COVERAGE = 20%  
OPEN SPACE = 35%





---

## 32 Charter Street Exeter Conservation Commission

1 message

---

**Colton Gove** <cgove@thegovegroup.com>

F

To: "kmurphy@exeternh.gov" <kmurphy@exeternh.gov>

Cc: Colton Gove <cgove@thegovegroup.com>, Scott Gove <sgove@thegovegroup.com>, Christian Smith <csmith@bealsasso(jgove@gesinc.biz)" <jgove@gesinc.biz>, "frank@ohbllc.com" <frank@ohbllc.com>

Good Afternoon Kristen – as per our earlier phone conversation Frank Catapano has the 2.2 acre lot at 32 Charter Street and tax map of the parcel is below, about half of the parcel is in the prime wetland with much of the debris and even some building wetland. We would like to get on the next conservation commission agenda so that we can introduce the parcel to the commission a site walk with them so that they can see the land prior to us coming back in to ask for a Conditional Use recommendation for in the 125' buffer. Jim Gove from Gove Environmental Services and Christian Smith from Beals Associates (both of whom are would be the ones presenting to the commission.



Regards,

**Colton Gove**

Director of Land Development

The Gove Group Real Estate, LLC | Licensed in NH & ME



Exeter Conservation Commission  
September 8, 2020  
Virtual Meeting  
Draft Minutes

**Call to Order**

1. Introduction of Members Present (by Roll Call)

Present at tonight's meeting were by roll call, Chair Andrew Koff, Vice-Chair Trevor Mattera, Bill Campbell, Carlos Guindon, Ginny Raub, Donald Clement, (Alternate), Alyson Eberhardt, Lindsey White (Alternate), Nick Campion (Alternate), Kristen Osterwood (Alternate), and Kristen Murphy, Natural Resource Planner.

Members present indicated there was no one else present in the room with them during this meeting.

Absent: Julie Gilman (Select Board Liaison), Sally Ward, Clerk, Dave Short, Treasurer, Daryl Browne, Select Board Alternate Liaison

Mr. Koff called the meeting to order at 7 PM.

Mr. Koff read the meeting preamble indicated that an emergency exists and the provisions of RSA 91-A:2 III (b) are being invoked. As federal, state and local officials have determined gatherings of ten or more people pose a substantial risk to the community and the meeting imperative to the continued operation of Town and government and services which are vital to public, health, safety and confidence. This meeting will be conducted without a quorum physically present in the same location and welcome members of the public accessing the meeting remotely.

2. Public Comment (7:09 PM)

None.

**Action Items**

1. Wetland Conditional Use Permit application for a 40'x60' single-family home with 38'x38' detached barn on an existing lot of record on Nelson Drive (Tax Map 83/Lot 56).

Alternate Lindsey White recused herself. Mr. Koff indicated Alternate Don Clement would be active for this application.

Thomas Scanlon presented the proposal for a two-bedroom ranch and 38'x38' 1800s barn which will have minimum buffer impacts. Mr. Scanlon posted the plan which showed prime wetlands in blue, the 40' setback from poorly drained soils in yellow and the 100' setback in pink. Mr. Scanlon noted

he tried to pull the structure from the buffer to mitigate the impact. Mr. Scanlon noted he has a Shoreland Protection permit from the State of NH.

Mr. Campbell questioned the dotted line shown in the middle. Mr. Scanlon noted that depicts the area where a soil sock construction barrier is installed.

Mr. Campbell noted that and the heavy dark dashed lines where the shoreland permit are depicted are not referenced on the key. Mr. Campbell asked if he has permission to cut vegetation and Mr. Scanlon indicated the DES permit allows him to alter the earth.

Mr. Clement asked the lot dimensions and Mr. Scanlon indicated 3 acres. Mr. Clement asked how much upland and how much wetland? Bruce Scanlon indicated roughly 75% wetland/25% upland.

Mr. Campbell indicated the colored map shows two streams? Not indicated on the map. Mr. Scanlon indicated the squiggly lines are the swales that come out of the culvert. Prior to being a church, there was likely farm drainage.

Stephanie Marshall of 7 Nelson Drive expressed concerns about the project adding to their existing water problems. She questioned how originally the building permit was issued without a CUP. The morning after the property was cleared by a lumber company and some large trees were removed. Ms. Marshall indicated she was not sure what changed the interpretation and questions the tie in to water and sewer prior to Planning Board approvals. Ms. Marshall indicated the house location is satisfactory. Having a sewer line near #4 was not desirable. Ms. Marshall indicated she believes the barn should not be included as a structure and questioned the proposed use of the barn as a residence or future residence since there is water and sewer connections and a garage attached. Ms. Marshall indicated she would like to see the Town be responsible for restoration of no cut buffers at its expense due to its error and would like to know why the error was made and insurances that it will not be made again. Ms. Marshall did not believe the lot should ever have been a buildable lot and opined the Town's position gravitates to revenues.

Ms. Marshall indicated she hopes the Commission will vote to delay or not recommend. Ms. Marshall indicated her letter was signed by herself and the owners of 6 Nelson Drive.

Dawn Jelley of 4 Nelson Drive indicated she submitted a letter and spoke at the hearing on May 12, 2020. She appreciates the adjustments but expressed concerns about water displacement on her property. The whole street is incredibly wet and she has sump pumps running all the time. Feels this will impact their home and has already had to mitigate black mold when she moved in. Ms. Jelley believes this lot should not have been designated buildable by the Town.

Mr. Clement asked why if the State Shoreland was already issued, why not the Exeter Shoreland? Ms. Murphy noted Exeter has a provision that exempts an existing lot of record.

Mr. Clement indicated with 32,500 SF of upland and a 10-12,000 SF building envelope, it will be taking 1/3 upland for impervious surfaces. Mr. Clement noted he did not see a drainage plan to

show how it affects abutters on Nelson Drive. As to the sewer connection prior to approval by the Planning Board this is the second time in a year and a half and the Town needs to address this out of consideration for the cost to the applicant.

Mr. Campbell read from RSA 482:A:15(1)(a) about the significance of prime wetlands. It goes against the goals we have set up.

Ms. Raub asked what portion of the property was cleared and how much into the wetland? Ms. Murphy noted she contacted Eben Lewis at NH DES and they used GPS and saw no impact. Ms. Raub questioned whether any abutters have noticed water flow changes as a result of the clearing? Bruce Scanlon noted the entire piece had wetland delineation and there was no cutting in the wetlands whatsoever. Out of liability large pines that were at an overgrown height were removed along the property line.

Ms. White also questioned grading. Mr. Campbell noted the piece between the house and garage would be impacted on both sides and described it as a finger wetland in the middle and questioned how it would not lose its value with impact. Mr. Koff agreed the grading plan was not available. Mr. Scanlon noted he did a grading plan and a small retention wall in the barn area along the driveway. The area is intact and the flow will not be impacted.

Ms. White asked about tree cutting in the wetland, within 150' of Little River and cited RSA 483-b. Mr. Scanlon indicated there were none.

Alison Eberhardt indicated there was a narrative supplied by Gove Environmental but no field data sheet.

Mr. Campbell asked if the vegetated buffer was to remain, would there be no grass/lawn? Mr. Scanlon indicated he proposed to use the existing grades and landscape, ½ way down the side of the house, 20' front and the rear would be left in a natural state. The barn site between the house would be natural with natural slopes to the front. Mr. Campbell asked no lawn? – up front? Mr. Scanlon indicated in front. Mr. Koff asked about the back, near the porch. Mr. Scanlon indicated it was grass right now.

Mr. Koff asked to describe the use of the barn. Mr. Scanlon indicated he thought it would be a good fit with some of the older homes in the area that had barns and would use it as a hobby shop but had no plans at this point.

Mr. Mattera noted he could not see how this property got designated with so much of it in the buffer zone. ½ in buffer, ½ in prime wetland buffer. It is disappointing to see.

Mr. Guindon noted riparian buffers are key for the long-term health. The barn should not be included. It is not the right place for further structures.

Ms. White noted there are two primary resource areas, primer wetland and Tier 3 stream. The applicant did a great job avoiding direct impacts but this is Exeter's prime wetland buffer and very highly ranked wetland in the state.

Ms. Eberhardt suggested stepping through the CUP conditions to hep the process move forward.

Ms. Murphy read out loud 9.1.6 b and the response which was it was a single family residence and detached barn permitted in R-2.

Mr. Koff noted multi-family use is a PB question.

Ms. Murphy continued...use cannot be carried out in portion outside, best feasible locations both buildings.

Mr. Campbell noted this is a different plan, the old shape barn in the left corner wouldn't fit now. The house before was more narrow. Would have provided southwest corner but people like the house where it is.

Mr. Clement noted the second large structure, even though barns are permitted, question meeting requirement number 2. A barn is not a requirement of a single-family residence. The applicant could just do the garage. Mr. Mattera noted there is a garage attached to the house already.

Ms. Murphy continued reading, #3 and the response which referenced the Gove letter/report.

Ms. Eberhardt indicated she did not feel prepared to comment with an incomplete report, with just the narrative. Mr. Clement agreed. Mr. Koff agreed adding the further impact to the finger wetland which buffer is impacted on both sides and will have sediment reduction with structures within 10-20.'

Ms. Murphy read #4 design, construction and maintenance. The response of the applicant was the site plan provides the least impact of fill required to access. The foundation is the best to reduce carbon footprint.

Mr. Koff noted removing the barn area would certainly lessen impact.

Ms. Murphy read out loud #5 and the response which was there was no hazardous impact created or to public health. Mr. Campbell indicated that was the answer to #6. Ms. Murphy indicated she had the wrong question sheet in the packet. The applicants answers corresponded to the new sheet.

Ms. Murphy read out loud #6 and Mr. Scanlon indicated he had no problem with restorations.

Mr. Koff indicated public comment expressed concerns with creating public health hazards in the neighborhood. Little River is part of the drinking water source.

Mr. Clement noted not having septic is a plus but lawn area, fertilizer and pesticides are concerns without a drainage plan as well as flooding toward the neighbors. Mr. Koff agreed. There is no way to evaluate potential drainage issues without a plan or statement of a civil engineer. Bruce \_\_\_ noted he is a professional engineer and reviewed the existing drainage. Little River would remain intact and continue to flow.

Mr. Clement asked how much water was leaving pre and post? Mr. Scanlon noted they were not asked to do an analysis due to the small impact. With a 2400 SF home, two driveways of 1,000 SF and a 1,600 SF barn the impervious would be roughly 5,000 SF. Most towns have a minimum 20,000 SF before requesting this and it is not something the Building Inspector requested.

Mr. Koff noted grading and drainage is also the purview of the Planning Board.

Ms. Murphy continued reading #7 and the response which discussed foundations grass and back grading and seeding.

Mr. Campbell noted #6 there was no plan to mitigate construction in the buffers. Mr. Koff indicated some silt fencing. Mr. Campbell indicated mitigation. Mr. Clement noted equipment coming in and out makes a temporary impact and requires some sort of restoration plan. The finger wetland will have quite a bit of disturbance. The applicant said he would restore but that needs to be on paper.

Mr. Campbell noted with permanent impact of 670 SF on prime wetland buffer and 3160 SF on poorly drained soil and temporary impact of 963 SF on prime wetland buffer and 21762 SF on poorly drained soil it will be a long time to bring that back. There needs to be a restoration plan. Mr. Koff agreed the response was some will be restored, some different, some lawn area. Mr. Scanlon noted had been a lawn. Mr. Campbell indicated today he saw no sign of any lawn anywhere, just goldenrod.

Ms. Murphy read out loud the section about required permits and the response which was to see attached shoreland permit.

Mr. Scanlon indicated it would be helpful if the Board would specify or make suggestions on plantings.

Mr. Campbell noted it was a square peg in a round hole. Mr. Mattera questioned how the process went wonky having the sewer line installed and acknowledged that expense put Mr. Scanlon in a touch position. There is 75% impervious surface in the buffer, 13% in the prime buffer. Can't see myself supporting that. Mr. Koff agreed. Ms. Murphy explained the applicant has not connected to any sewer structure and what he has done is at the applicant's risk. Mr. Campbell noted it puts pressure on us, maybe the Town should help with that. Mr. Koff agreed it was somewhat unique, not typical.

Mr. Clement motioned to deny recommendation to the Planning Board for the following reasons: the barn located in the prime wetland buffer is not feasible. Mr. Guindon seconded the motion.

Ms. Murphy noted even with additional information if the Commission would still vote to deny it would be in the same place. Mr. Koff agreed the grading plan would be nice to look at but wouldn't affect the decision.

Mr. Koff referenced #3 impact to the buffer, environmental sensitivity, value and function of the wetland. It is not met through this design. Mr. Mattera agreed. Don't think #3 has been met.

Mr. Mattera noted there is not enough information to determine if there is a hazard to the public. Has concern about impact to adjacent parcels.

Mr. Mattera noted #4 design doesn't need barn and that would reduce extent of impact. #4 is not met. Mr. Guindon agreed. Impact is hard to justify. The house with a garage and a barn with a garage.

Mr. Campbell amended his motion:

**MOTION:** Mr. Campbell motioned to not recommend approval of the CUP to the Planning Board based on the following reasons:

#2 – the location of the barn site is not feasible given the prime wetland buffer impact;

#3 – functions and values impact;

#4 – design extent feasible use could be achieved without barn and second garage;

#5 – hazard to public health and safety – potential impact to adjacent parcels.

Mr. Guindon seconded.

A roll call vote was taken Koff – aye, Mattera – aye, Eberhardt – aye, Campbell – aye, Guindon – aye, Raub – aye and Clement -aye. The motion passed 7-0-0.

Mr. Koff noted he will work with Ms. Murphy to prepare a memo to the Planning Board and will provide a copy to Mr. Scanlon. Mr. Scanlon thanked the Board and noted he appreciated their input.

2. Shoreland Conditional Use Permit application for subdivision at 10 John West Road for impacts within the Exeter Shoreland Protection District associated with Perkins Brook, a perennial brook within the Exeter River watershed (Tax Map 114/Lot 1).

Mr. Koff indicated Alternate Lindsey White would be active for this application.

Dennis Quintel presented the proposal to subdivide two lots and install two new septic systems. Mr. Quintel posted the HISS plan and indicated the areas of moderate to poorly drained soils. Mr. Quintel noted the only feasible location for the septic systems was at the area depicted on the plan after doing four witnessed test pits.

Mr. Quintel noted the dark line was the 150' setback to highest water mark of the brook. The dark solid line is the 100' setback and the 75' edge of wetland is shown. The homes will be four-bedroom using 600 gallons per day, totaling 1,200 gallons per day. A nitrate setback of 60' is required by the state, and has been met.

Mr. Clement noted Perkins Brook is a significant stream with natural brook trout and is concerned about nitrates leaching.

Mr. Quintel reviewed the criteria of 9.3.4.g and noted the use will not detrimentally affect the buffer and the list allows residential subsurface disposal systems. This is the only available location due to existing soil.

Mr. Koff opened the hearing to the public for comments and questions at 9:35 PM and being none closed the hearing to the public for deliberations.

Mr. Koff indicated it sounds like the criteria has been met.

Mr. Clement asked where the nearest municipal connection is? Mr. Quintel noted beyond Powder Mill but such a small lot would not be feasible to travel such a distance. Mr. Clement noted tying into municipal would be preferable to a sensitive area.

**MOTION:** Mr. Koff motioned to recommend to not object to approval of the Shoreland CUP. Mr. Campbell seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Campbell – aye, Guindon – aye, Eberthardt – aye, Raub – aye, White – aye. The motion passed 7-0-0.

Mr. Quintel will check with Mr. Sharples for the Planning Board schedule.

### 3. Discussion of e-bike use in Town Forest - Tabled

### 4. Letter of Support: ESRLAC Watershed Plan Update

Mr. Clement noted he is a member of the Exeter Squamscott RLAC and explained they are applying for a grant to update the watershed management plan and it is required to update the chapter and will include climate change, sustainability and MS4 compliance.

Mr. Koff noted there is a typo in the 2<sup>nd</sup> to last paragraph the word “river” is missing. Mr. Mattera noted it is a good letter. Mr. Clement noted he approved, they will reach out to the Commission for input.

**MOTION:** Mr. Koff motioned to approve the letter of support for ESRLAC. Mr. Mattera seconded the motion. A roll call vote was taken Koff – aye, Mattera -aye, Campbell – aye, Guindon – aye, Eberthardt – aye, White – aye, Raub – aye. The motion passed 7-0-0.

### 5. Committee Reports

#### a. Property Management

b. Trails

c. Outreach Events

Ms. Murphy indicated Parks & Recreation is doing an afterschool hiking activity with Grades 6-8 on Thursdays from 3 to 4:15 PM beginning September 24<sup>th</sup> for seven weeks. There will be a maximum of 16 participants. Anyone who is interested in leading walks can reach out to Ms. Murphy. Mr. Campion noted he would be willing. Ms. Murphy recommended hikes to:

- Fresh River
- Jolly Rand starting at Kimball Reserve
- Oaklands from Wason Road
- Raynes Farm
- Morrisette
- Little River and
- Swasey

6. Approval of Minutes: August 11, 2020

Edits were recommended.

**MOTION:** Mr. Koff motioned to accept the August 11, 2020 minutes as amended. Mr. Guindon seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Campbell – aye, Guindon – aye, Eberhardt – aye, Raub – aye, Clement – aye. Motion passed 6-0-1.

7. Correspondence

a. Stone Leighton Mowing

Ms. Murphy noted she and Mr. Guindon and Ms. Gilman walked the area after the adjacent owner reached out with concerns about not haying the property. An active beaver dam was observed and the southeast portion was quite wet. Mr. Guindon is willing to remove the Autumn Olive and Buckthorn by hand.

Mr. Clement noted this is near Perkins Brook and would like to mow a portion and keep it as a meadow and if not urgent work with someone to mow it next year.

Mr. Guindon noted he checked Google Earth and the beaver dam has been present for years and is probably keeping water out of the field, with minor seepage, a lot is not wet. Mr. Koff noted it would be helpful to have a map of wet and dry areas.

Ms. Murphy will discuss it with the Marstons and confirm for next year. An agreement should be in place with someone over the winter for next year.



8. Other Business

9. Next Meeting: Date Scheduled: October 13, 2020, Submission Deadline: October 2, 2020.

**Adjournment**

**MOTION:** Mr. Koff moved to adjourn at 10:03 PM. Mr. Campbell seconded the motion. A roll call vote was taken, all were in favor, the motion passed unanimously.

Respectfully submitted,

Daniel Hoijer, Recording Secretary