



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

PUBLIC NOTICE EXETER CONSERVATION COMMISSION

Monthly Meeting

The Exeter Conservation Commission will meet virtually (see connection info below* and details attached) on
Tuesday, December 8th, 2020 at 7:00 P.M.

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items:

1. Request by Department of Public Works for temporary drilling access on Town-owned conservation lands as part of their Groundwater Source exploration efforts at Smith-Page (Map-Lot107-10), Katz (91-35-1), Tara Development Corp/Riverbend (104-23), Stone (104-3), Whites Meadow (102-6). (*Matt Berube, DPW, Michael Metcalf, Underwood and Daniel Tinkham, EGGI*)
2. Committee Reports
 - a. Property Management
 - b. Trails
 - c. Outreach Events
3. Approval of Minutes: October 13th, 2020 Meeting, November 10th, 2020 Meeting
4. Correspondence
5. Other Business
6. Next Meeting: Date Scheduled (1/12/21), Submission Deadline (12/31/20**)
** Dates revised due to holiday/Town Office building closed.

Andrew Koff

Exeter Conservation Commission

Posted December 4, 2020 Exeter Town Website www.exeternh.gov and Town Office 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/88561179932>

To participate via telephone, call: +1 646 558 8656 and enter the Webinar ID: 885 6117 9932

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 or 603-418-6425 with any technical issues.

**TOWN OF EXETER
PLANNING DEPARTMENT MEMORANDUM**

Date: Dec 3rd, 2020
To: Conservation Commission Board Members
From: Kristen Murphy, Natural Resource Planner
Subject: December 8th Conservation Commission Meeting

1. **Groundwater Exploration:** DPW is working to identify groundwater sources as part of the need to diversify and expand water sources within town to meet use demands. They have identified several parcels of conservation land to test groundwater capacity and quality and are seeking the Commissions support for access to bring in the drilling equipment to conduct the sampling. This is a preliminary exploration and not a request for full development. I have provided their submission as well as the deeds for the individual properties and a table with some key points from those deeds for your review and determination of compliance with deed restrictions. Note: the Riverwoods easement is held by SELT and though included in the submission, it is not under your jurisdiction for review. It may be easiest to address each parcel individually as they each have different deed terms.

Parcels included in request:

Smith-Page
Katz
Riverbend/Tara
Whites Meadow
Stone

Suggested Motion for request:

_____ *We have reviewed this proposal and feel the activity is **in compliance** with the terms of the deeds as proposed.*

_____ *We have reviewed this proposal and recommend that the activity is (**in compliance with conditions**) (**not in compliance**) with the terms of the deeds as noted below:*



Request for Presentation at the Nov. 10th Meeting of the Exeter Conservation Commission

1 message

Daniel Tinkham <Daniel.Tinkham@gza.com>

Tue, Oct 27, 2020 at 3:38 PM

To: Kristen Murphy <kmurphy@exeternh.gov>

Cc: Matt Berube <mberube@exeternh.gov>, "Jennifer Perry (jperry@exeternh.gov)" <jperry@exeternh.gov>, James Emery <James.Emery@gza.com>, Michael Metcalf <mmtcalf@underwoodengineers.com>

Kristen,

Emery & Garrett Groundwater Investigations (EGGI), a division of GZA GeoEnvironmental (GZA), working as a subcontractor to Underwood Engineers (UE) are continuing to make progress on a groundwater exploration program for the Town of Exeter, New Hampshire. We are now beginning an exploratory test well drilling phase program during which borings will be drilled into the subsurface to log the type of materials and, in many cases, install exploratory test wells. A number of the drilling targets that we would like to pursue are on town-owned parcels with conservation easements. Therefore, we would appreciate the opportunity to present these targets to the Exeter Conservation Commission during their meeting on November 10, 2020.

Please find attached, maps showing each of the three Groundwater Development Zones where we would like to perform test well drilling. Each map highlight the conservation parcels and the exploratory test well drilling targets are also shown. In addition, I have included a written summary of each of the parcels.

Thank you for the assistance you have provided to date and I look forward to meeting you.

Please contact me if you or the Commissioners would like any further information prior to the meeting.

Thank you.

Dan

Daniel J. Tinkham

Senior Consultant / Hydrogeologist

Emery & Garrett Groundwater Investigations, a Division of GZA

56 Main Street, PO Box 1578 | Meredith, NH 03253

o: 603.279.4425 | c: 703.623.7785 | Daniel.Tinkham@gza.com

www.gza.com | www.eggi.com | [GZA LinkedIn](#)

* Please note: Our office is currently working remotely. I can be reached at 703.623.7785.

GEOTECHNICAL | ENVIRONMENTAL | ECOLOGICAL | WATER | CONSTRUCTION MANAGEMENT



Proactive by Design. Since 1964.

This electronic message is intended to be viewed only by the individual or entity to which it is addressed and may contain privileged and/or confidential information intended for the exclusive use of the addressee(s). If you are not the intended recipient, please be aware that any disclosure, printing, copying, distribution or use of this information is prohibited. If you have received this message in error, please notify the sender immediately and destroy this message and its attachments from your system.

For information about GZA GeoEnvironmental, Inc. and its services, please visit our website at www.gza.com.

4 attachments

EXT Drilling Access Requests - Conservation Only.pdf
114K

Exeter_Figure11A_SG1_Report_Geophys with Seismic.pdf
4144K

Exeter_Figure12A_SG2 BD3 Report_Geophys.pdf
4371K

EXT_Figure13A_SG4_Report_Geophys.pdf
3061K

Exeter, NH Drilling Targets - Preparation for Drilling

On Town-Owned Conservation Parcels

Exploratory Drilling for Sand & Gravel Wells

This type of drilling will be conducted with a small, track-mounted drilling machine that does not require any road construction or site preparation. Access to wooded areas may require minor tree cutting.

Groundwater Development Zone SG-1 – South End

Town Parcel east of Drinkwater Road – Smith Conservation Parcel (107-10); five targets.

- Some of the funding used to acquire the property was from LWCF grants and there may be conditions that might restrict long-term use.
- Kristen Murphy provided the Town's contact person at NHDES regarding the original grant funding: Eric Feldbaum <Eric.Feldbaum@dred.nh.gov>.
- Access from Town Property off Drinkwater Road (93-11; there is a fire pond with no vehicular access). Alternatively, it can be accessed from the south through the Salema Parcel (107-3), but that requires crossing Prime Wetlands. It is also possible to access from the north, using a trail system that exists on private property.

Town Parcel - Katz or Exeter Falls Conservation Parcel (91-35-1); one target.

- There is a stipulation that "residential, commercial, or industrial use of the site" will waive the agreement and the property will revert back to the original owner. Need to confirm that water supply development constitutes an acceptable land use.
- There is no vehicular access. Instead, the rig would need to cut through common property off the cul-de-sac within the Exeter Falls Road subdivision. You can access from the electrical transmission corridor from the Sanborn Parcel.
- We will be close to the eastern edge of Prime Wetlands, but will not impact them.

Groundwater Development Zone SG-2

This Zone straddles the Exeter River and Powder House Mill Road. RiverWoods Parcel – This parcel (97-23) is privately owned by Riverwoods Retirement (Peter Kendrigan is the Senior Director of Facilities), but the land surrounding its campus (including the north bank of the Exeter River) is governed by a conservation easement; one to two targets.

- Property Conservation Easement is held by the South East Land Trust (SELT); Contact: Deborah Goard <dgoard@seltnh.org>. This easement document has not been obtained yet, but once permission is granted from the owner, contact must be made with the SELT.
- Need to confirm if the Exeter Conservation Commission would have to approve targets on private conservation easements?
- Access would be through the woods from a parking lot on the northeast corner of the RiverWoods campus. A utility right-of-way may offer partial access.
- The RiverWoods campus has been locked down during the pandemic and access will need to be obtained from them.

Groundwater Development Zone SG-4

Town Parcel in areas between Court and Linden Streets on north bank of the Exeter River - Riverbend Circle Conservation Parcel (104-23); one target.

- Property's deed is book/page 2638/2735.
- Best access is from the east, from the small parking area along Court Street, just north of the Exeter River.
- Access requires crossing the Perry Conservation Property, also controlled by the Town.

Town Parcel also in the area between Court and Linden Streets on north bank of the Exeter River - White Conservation Parcel (104-3); two targets.

- The deed specifies that the Town will mow the field regularly, but does not directly address exploration or water supply development.
- Access from the east, from the small parking area along Court Street, just north of the Exeter River.
- Access requires crossing the Perry Conservation Property, also controlled by the Town.

Exploratory Drilling for Bedrock Wells

Bedrock test well drilling will utilize air-rotary drilling equipment, which is a generally much larger and heavier tire-mounted drill rig than that used for unconsolidated test well drilling. Therefore, there may be a need for site preparation and minor road work.

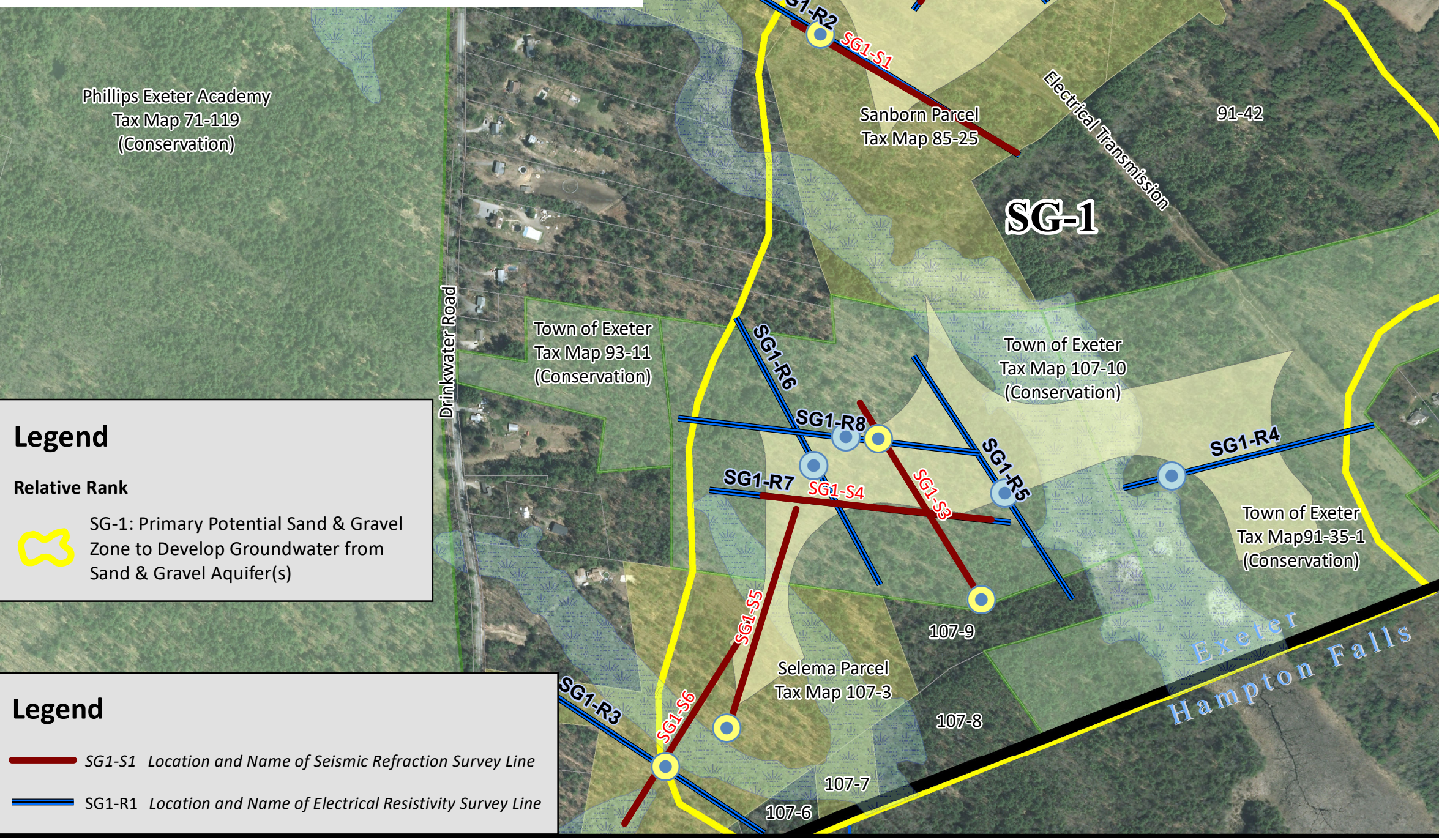
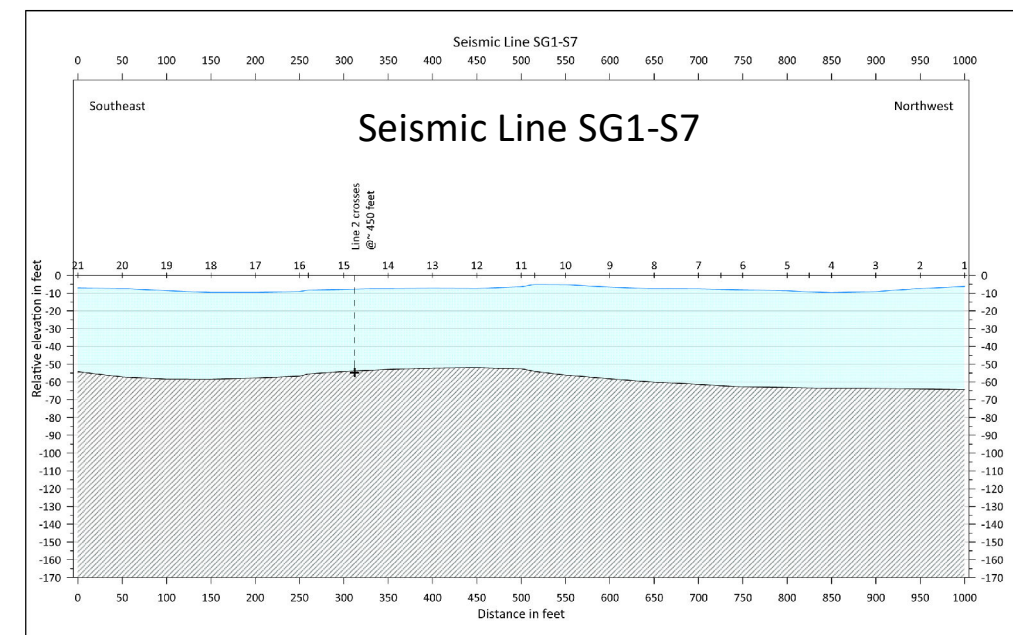
Groundwater Development Zone SG-2

Town Parcel south of Powder House Mill Road – Stone Conservation Parcel (102-6); one bedrock test well target.

- This target lies within a mowed field approximately 500 feet south of Powder Mill Road. This area is seasonably wet and the site would need to be reviewed before bringing a drilling rig in.
- The deed was not provided, but according to an email from Kristen Murphy, “Stone shall be retained in its natural and undeveloped state”. Need to confirm that this will allow for water supply development.

FIGURE 11A
 Potential Groundwater
 Development Zone SG-1
 and Locations of Geophysical
 Survey Lines

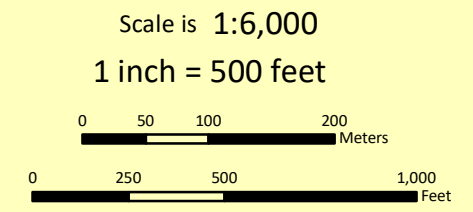
Exeter, New Hampshire



- Proposed Seismic Test Well Targets
- Proposed Electrical Resistivity Test Well Targets
- 400-foot Property Buffer
- Prime Wetlands
- Town of Exeter
- Conservation Parcels
- New Hampshire Town Boundaries
- Permission Granted by Land Owner
- Town of Exeter Parcels

- Legend**
- Relative Rank**
- SG-1: Primary Potential Sand & Gravel Zone to Develop Groundwater from Sand & Gravel Aquifer(s)

- Legend**
- SG1-S1 Location and Name of Seismic Refraction Survey Line
 - SG1-R1 Location and Name of Electrical Resistivity Survey Line

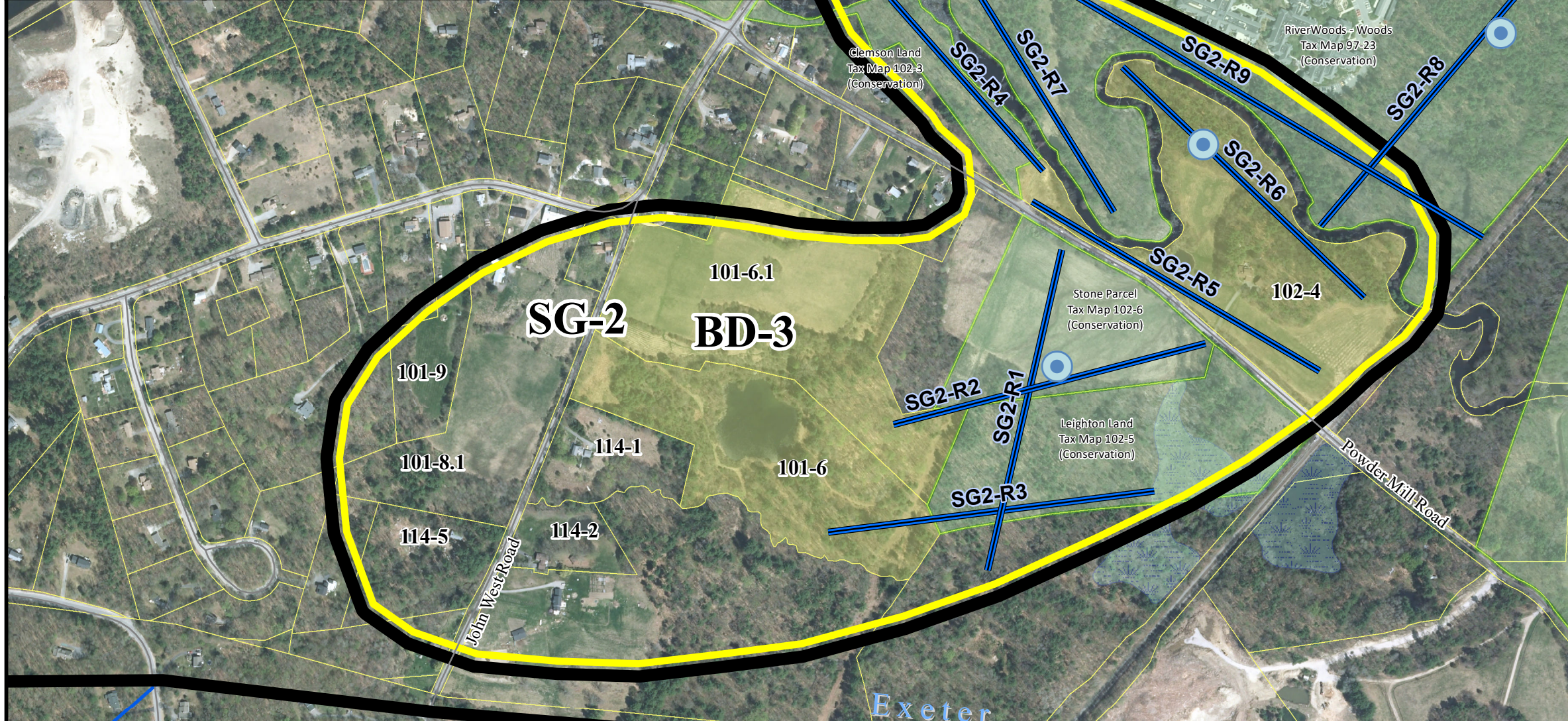
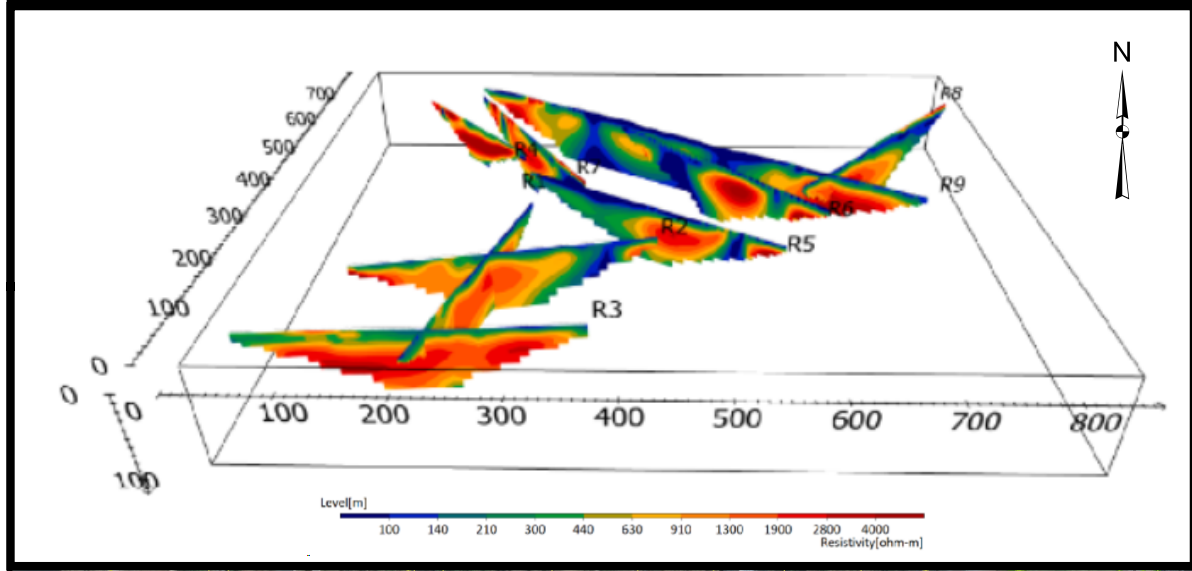


J:\133.0083100 to 33.0083199\133.0083130.00 EYT\Work\Phase 2\Working\GIS\Exeter_SG1_Report_Geophys_Figure11A.mxd Last saved: 9/3/2020 8:27:13 AM by Daniel.Trinkham

FIGURE 12A

Geophysical Surveys
Groundwater Development Zones
SG-2 and BD-3

Exeter, New Hampshire



Legend

- Proposed Test Well Targets
- Prime Wetlands
- Conservation Parcels
- Permission Granted by Land Owner
- Town of Exeter Parcels

Legend

- SG2-R1 *Location and Name of Electrical Resistivity Survey Line*

Potential Groundwater Development

- Relative
- SG-1: Primary Potential Sand & Gravel Zone to Develop Groundwater from Sand & Gravel Aquifer(s)
 - BD-3: Primary Potential Bedrock Zone to Develop Groundwater from Bedrock Aquifer(s)

Legend

Scale is 1:6,000
1 inch = 500 feet

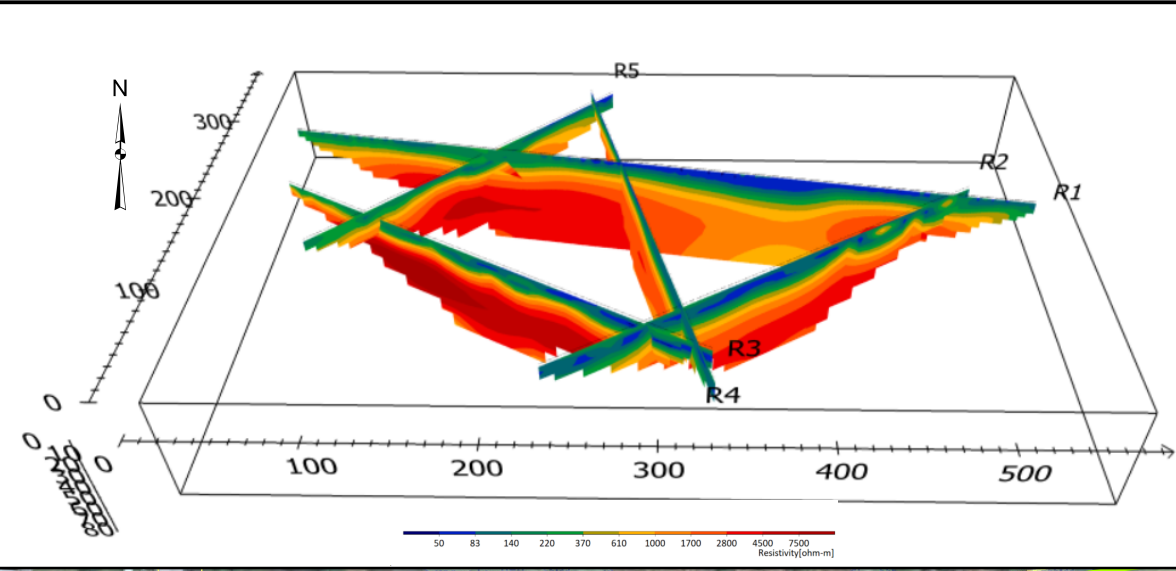
A north arrow is also present.

J:\33_0083100 to 33_0083199\33_0083130_00_EXT1\Work\Phase 2\Working\GIS\EXT_SG2 BD3 Report_Geophys_Figure12A.mxd Last saved: 9/3/2020 9:00:15 AM by Daniel.Thibault

FIGURE 13A

Geophysical Surveys in
Groundwater Development Zone SG-4

Exeter, New Hampshire



Legend

SG4-R1 Location and Name of Electrical Resistivity Survey Line

Legend

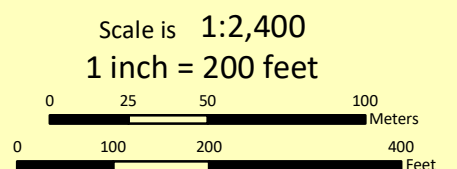
- Test Well Target
- Prime Wetlands
- Conservation Parcels
- Permission Granted by Land Owner
- Town of Exeter Parcels



Legend

Secondary Sand & Gravel Potential Groundwater Development Zones

SG-4: Secondary Potential Sand & Gravel Zone to Develop Groundwater from Sand & Gravel Aquifer(s)



A:\33_0083100 to 33_0083199\33_0083130.00 EXT\Working\GIS\EXT_SG4_Report_Geophys_Figure13A.mxd Last saved: 9/3/2020 8:58:21 AM by Daniel.Tinkham

Drill Site	Map/Lot	Property Name	Ownership/Mgmt Authority	Deed Restrictions of note	Additional notes
SG1-South End	107-10	Smith-Page	Smith (where all the drill sites are) granted to Town to be managed and controlled by CC. Page (access from Drinkwater) granted to CC.	Can not be converted to use other than outdoor recreation w/o written approval from Sec of Interior . We report annually to Eric Feldbaum who is with DRED. I suspect the first step to obtaining written permission would be to contact him.	There are lots of vernal pools within property.
	91-35-1	Katz	To the Town for conservation purposes pursuant to RSA 36-A	If conduct residential, industrial or commercial activities, ownership shall revert.	Would be helpful to ID examples in other towns in NH where water development is not considered industrial use.
SG-2	97-23	Riverwoods	Does not involve the town. SELT is authority. Book 2973-Pg1185. Riverwoods to RLT (aka SELT)	No road or ancillary structures	
SG-4	104-23	Riverbend/Tara	To Town for use as conservation land	Designated for use as conservation land and open area and not for residential or commercial use.	Access crosses Perry (tax deeded, no restrictions) and Whites meadow (see below). Access to drill site in woods but near woods rd. Several wet areas in this region and one wet crossing.
	104-3	Whites Meadow	To Town	No hunting or motorized public access. Town can use motorized equipment as necessary to mow/maintain. Obligation to mow to keep and maintain area as wet meadow.	Purchased with conservation bond. All sites in open area. Easy access.
SG-2	102-6	Stone	To Town	Retained as conservation land in its undeveloped and natural state.	Purchased with conservation bond. Significantly wet in spring but all sites in open areas. Easy access.

QUITCLAIM DEED

The SOCIETY FOR THE PROTECTION OF NEW HAMPSHIRE FORESTS, a New Hampshire Corporation with a principal place of business at 5 South State Street, Concord, Merrimack County, State of New Hampshire, for consideration paid grants to the TOWN OF EXETER, a municipal corporation in the County of Rockingham and State of New Hampshire, to be managed and controlled by the Conservation Commission of said town, an organization duly established by the Town of Exeter at a Town Meeting on March 9, 1965, for the purposes of Chapter 36-A NH RSA with QUITCLAIM covenants.

A certain parcel of land situated in Exeter, Rockingham County, State of New Hampshire being shown on plan entitled "Plan of Elizabeth F. Smith Land, Exeter, N.H. for The Society for the Protection of New Hampshire Forests, Scale 1" = 200', Sept. 1978" prepared by Charles C. Martin Associates, and more particularly bounded according to said plan as follows:

Beginning at an iron pin in the southwesterly corner of said tract 898.9 feet, more or less, east of the easterly side of Drinkwater Road; thence running N 16° 21' 20" E 577.66 ft., more or less, along land now or formerly of Page, to an iron pin; thence running N 10° 04' 50" E 489.40 ft., along land now or formerly of Page, more or less, to an iron pin; thence running S 65° 13' 50" E 749.79 ft., more or less, along land now or formerly of Jardis, to a point; thence running N 10° 26' 10" E 204.85 feet, more or less, along land now of formerly of Jardis and Sharp, to an iron pin; thence running S 64° 33' 50" E 383 feet, more or less, along land now or formerly of Sanborn and along a barbed wire fence to a point; thence running S 77° E 520 feet, more or less, along land, now or formerly of Sanborn, to a point; thence running S 04° E 1090 feet, more or less, along land now or formerly of Matarozzo, to a point; thence running S 87° W 726 feet, more or less, along land now or formerly of Picardi to a point; thence running N 65° 30' W 396 feet, more or less, along land now or formerly of Picardi, to an iron pin; thence running N. 68° W 899.7 feet, more or less, along land now or formerly of Faire, Inc., to the point of beginning.

Containing 46.8 acres, more or less, as shown on said plan.

For title reference, see Estate of Herman L. Parker, Probate # 52154 and Estate of Leonard F. Smith, Probate # 30782.

Being the same premises conveyed to the Society for the Protection of New Hampshire Forests by Elizabeth F. Smith by deed dated December 23, 1976 and recorded in the Rockingham County Registry of Deeds, Book 2273, Page 0788.

The property herein described has been acquired with federal land and Water Conservation Fund assistance under New Hampshire Project # 33-00345 and cannot be converted to other than public outdoor recreation use without the written approval of the Secretary of the U. S. Department of the Interior.

Grantee assumes the 1979 taxes upon the premises.

IN WITNESS WHEREOF, the Society for the Protection of New Hampshire

Forests, by Paul Bofinger, its President, duly authorized, has

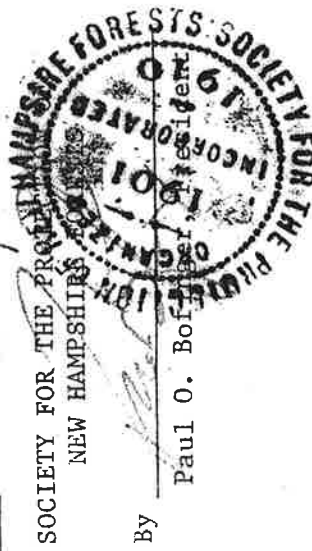
caused this instrument to be signed in its corporate name and its corporate seal affixed this 12th day of July, 1979.

Signed, Sealed and Delivered in the Presence of:

Beverly B. McCabe

By

Paul O. Bofinger



17917

REC'D ROCKINGHAM COUNTY REGISTRY OF DEEDS

Warranty Deed

I, LEWIS H. PAGE, being unmarried, of Exeter, Rockingham County, State of New Hampshire, for consideration paid, grant to THE EXETER CONSERVATION COMMISSION, an organization duly established by the Town of Exeter at a Town Meeting on March 9th, 1965 in accordance with Chapter 36A of the New Hampshire Revised Statutes ~~xx~~ Annotated, (Street) Exeter (Town or City) Rockingham County, State of New Hampshire, with WARRANTY covenants, the following described

Premises:

A certain parcel of land situated in Exeter, County of Rockingham, and the State of New Hampshire, on the Easterly side of Drinkwater Road, so-called, and bounded and described as follows:

Beginning at a point on the Easterly side of said Drinkwater Road, at the Northwesterly corner of the described premises and at land now or formerly of Mazalewski and thence running in a general Southeasterly direction on an arc of a curve having a radius of 20 feet along land of said Mazalewski 28.31 feet to a point; thence continuing South 65° 15' 20" East along land of said Mazalewski 300.06 feet to a point; thence turning and running North 15° 53' 20" East along land of said Mazalewski 274.87 feet to a point at land now or formerly of Jardis; thence turning and running South 65° 13' 50" East along land of said Jardis 572.02 feet to a point at land now or formerly of The Society for the Protection of N. H. Forests; thence turning and running South 10° 04' 50" West 489.40 feet and continuing South 16° 21' 20" West 148.05 feet, both along land of said Society, to a point at land of Page; thence turning and running North 78° 08' 50" West along land of said Page 315.42 feet to a point; thence turning and running North 23° 47' 30" East along land of said Page 230 feet to a point; thence turning and running North 59° 54' 40" West along land of said Page 641.42 feet to a point on the Easterly side of said Drinkwater Road; thence turning and running North 13° 39' 30" East 131.69 feet and continuing North 15° 50' 40" East 17.11 feet, both along the Easterly side of said Drinkwater Road, to the point of beginning; containing 8.5 acres, more or less.

For source of title, see deed from George A. Page to Lewis H. Page, dated April 9, 1949, recorded in Rockingham County Registry of Deeds Book 1166, Page 7.

Said premises are shown on plan of "Subdivision of Land for Lewis H. Page" recorded in Rockingham Records as Plan #D-8216, and said premises are designated thereon as "Remaining Land".

And I, being unmarried, ~~wife of said XXXXX~~ release to said Grantee all rights of homestead and other interests, if any, therein.
WITNESS my hand and seal this

~~husband~~

21st day of December, 1978.

Witness:

Walter Dorn

Lewis H. Page Sr.

LEWIS H. PAGE

STATE OF NEW HAMPSHIRE

COUNTY OF ROCKINGHAM

The foregoing instrument was acknowledged before me this 21st day of December, 1978, by

Lewis H. Page

Malcolm Dorn

Justice of the Peace
Notary Public

79 JUL 23 4:12:05
REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

17938

July 23, 1979

The following notation is to be considered part of the warranty deed of Lewis H. Page to The Exeter Conservation Commission dated December 29, 1978, and recorded in Rockingham County Registry of Deeds, Book 2329 page 1438.

The property herein described has been acquired with federal Land and Water Conservation Fund assistance under New Hampshire project #33-00313 and cannot be converted to other than public outdoor recreation use without the written approval of the Secretary of the U. S. Department of the Interior.

Richard F. McBlaney
Chairman Bd. of Selectmen
TOWN OF Exeter, N. H.

WARRANTY DEED AND CONSERVATION RESTRICTION

KNOW ALL MEN BY THESE PRESENTS, that **Exeter Falls Corporation**, a New Hampshire corporation with a mailing address of 180 Middlesex Street, P. O. Box 949, North Chelmsford, Massachusetts 01863

for consideration paid, hereby grants to the **Town of Exeter**, a municipal corporation with a principal office at 10 Front Street, Town of Exeter, County of Rockingham and State of New Hampshire, for the purposes of **conservation use** pursuant to N.H. RSA 36-A:4,

with **WARRANTY COVENANTS**, the following described premises:

A certain tract or parcel of land located on Exeter Falls Drive, so-called, in the Town of Exeter, County of Rockingham and State of New Hampshire, and shown as **Lot 18A** on a plan entitled "Subdivision Plan, Exeter Falls Estates II," Sheets 2 and 3 of 12, dated November 20, 1996, prepared by W. C. Cammett Engineering, Inc., recorded in the Rockingham County Registry of Deeds as Plan D-25358, and more particularly bounded and described as follows:

BEGINNING at an iron rod to be set at the southeasterly corner of within described premises at a point that is also the Southeasterly corner of Lot 7 and the Southwesterly corner of Lot 8 as shown on said plan, and proceeding in the following courses and distances:

South 83° 56' 19" West	2,110.20 feet
North 20° 54' 06" West	488.09 feet
North 88° 31' 59" East	512.94 feet
North 88° 47' 52" East	226.26 feet
North 00° 32' 52" East	231.00 feet
North 07° 19' 34" West	1,080.19 feet
South 86° 15' 19" East	198.45 feet
South 86° 11' 09" East	141.39 feet
South 87° 25' 13" East	180.55 feet
South 87° 23' 33" East	152.23 feet
South 87° 27' 06" East	18.39 feet
South 89° 24' 43" East	563.85 feet
South 87° 44' 01" East	246.14 feet
South 87° 13' 28" East	84.11 feet
North 80° 34' 39" East	151.89 feet
North 78° 10' 43" East	192.27 feet
North 76° 27' 01" East	166.63 feet
South 12° 54' 37" West	554.14 feet
South 68° 01' 00" East	610.82 feet
South 61° 37' 18" West	618.60 feet
North 38° 16' 11" West	545.48 feet
South 83° 09' 02" West	238.71 feet
South 50° 25' 00" West	244.39 feet
South 26° 45' 37" East	378.34 feet
North 74° 36' 10" East	190.97 feet
South 37° 20' 52" East	21.56 feet
South 74° 36' 10" West	297.01 feet
South 26° 45' 37" East	265.77 feet
South 57° 21' 59" East	296.13 feet

to the point of beginning. Containing 67.34 acres, more or less.

Said Lot 18A (hereinafter "the property") shall be maintained in perpetuity as open space without there being

0021028

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

APR 8 11 56 AM '98

conducted thereon any residential, industrial, or commercial activities. There shall be no hunting or trapping on the property.

If grantee or its successors or assigns at any time should conduct any residential, industrial, or commercial activities on the property, or convey the whole or any portion of the property to any other entity, then title to the whole of the property shall revert to the grantor, or its successors; and thereupon the title to the whole of said property shall immediately and without the necessity of any further action on the part of the grantor, revert and revert in the grantor, and grantee shall lose and forfeit all of its right, title, and interest in and to the whole of the property and to any improvements and fixtures thereon, and grantor shall have the right of re-entry to the property. This provision is not intended to apply to circumstances beyond the control of the grantee; i.e. specifically to the exercise by the State of New Hampshire of the power of eminent domain or the exercise of jurisdiction by the New Hampshire Public Utilities Commission to expand utilities crossing the property.

TOGETHER with a drainage easement on Lot 2 as shown on Sheets 2 and 4 of 12 on a plan entitled "Subdivision Plan, Exeter Falls Estates II," dated November 20, 1996, recorded in the Rockingham County Registry of Deeds as Plan D-25358, and an access easement to maintain and repair culverts and/or drainage facilities located on or under Lot 2 as shown on Sheets 6 and 7 of 12 of the above-referenced plan.

TOGETHER with a drainage easement on Lot 5 as shown on Sheets 3 and 4 of 12 on a plan entitled "Subdivision Plan, Exeter Falls Estates II," dated November 20, 1996, recorded in the Rockingham County Registry of Deeds as Plan D-25358, and an access easement to maintain treatment swales within the drainage easement areas located on Lot 5 as shown on Sheets 6 and 7 of 12 of the above-referenced plan.

It is expressly agreed by the grantor and its successors and assigns that said grantor, successors and assigns shall be responsible for the costs of any materials and labor used in the repair and maintenance of said above-referenced culverts, drainage facilities and/or treatment swales, if performed by the Town of Exeter, and will reimburse the Town of Exeter for the same. Said expenses shall be chargeable to the lot owners of Exeter Falls Estates II as special assessments.

SUBJECT to drainage easement to Northern New England District Counsel of the Assemblies of God, Inc. dated June 30, 1995 and recorded at Book 3108, Page 1632 in the Rockingham County Registry of Deeds.

SUBJECT to drainage easement as shown on Plan D-23122 recorded in said Registry and as granted to the Town of Exeter by deeds recorded in said Registry at Book 2770, Page 2072; Book 2770, Page 2079; and Book 3071, Page 2688 as they may be applicable.

SUBJECT to water easement granted to the Town of Exeter recorded in said Registry at Book 2770, Page 2076 as it may be applicable.

SUBJECT to sewer easement granted to the Town of Exeter recorded in said Registry at Book 2770, Page 2081 as it may be applicable.

SUBJECT to easement to Exeter & Hampton Electric Company and New England Telephone and Telegraph Company recorded in the Rockingham County Registry of Deeds at Book 2893, Page 2220 as it may be applicable.

SUBJECT to easement to Exeter & Hampton Electric Company as shown on the above-referenced plan entitled "Subdivision Plan, Exeter Falls Estates II," dated November 20, 1996, recorded in the Rockingham County Registry of Deeds as Plan D-253358.

SUBJECT to Declaration of Protective Covenants for Exeter Falls Estates recorded in the Rockingham County Registry of Deeds at Book 2770, Page 2087 and also in Book 3102, Page 528 as they may be applicable.

SUBJECT to conditions set forth on the above-referenced plan entitled "Subdivision Plan, Exeter Falls Estates II," dated November 20, 1996, recorded in the Rockingham County Registry of Deeds as Plan D-253358.

SUBJECT FURTHER to easements, restrictions, conditions and covenants of record.

Meaning and intending to convey a portion of the premises conveyed to the grantor by Warranty Deed of First City Development Corp. dated February 28, 1996 and recorded in the Rockingham County Registry of Deeds at Book 3141, Page 2638.

In accordance with N.H. RSA 78-B:2,I, this deed is recorded without the payment of N.H. Transfer Tax.

Signed this 2nd day of April, 1998.


EXETER FALLS CORPORATION

Commonwealth
~~STATE~~ OF Massachusetts
 County of Middlesex

On this, the 2nd day of April, 1998, before me, the undersigned officer, personally appeared Eric S. Katz, President, duly authorized of Exeter Falls Corporation, known to me, or satisfactorily proven, to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes set forth therein.

By: 

Eric S. Katz, President
 Duly Authorized


 Notary Public



My Commission Expires: 11/20/00

Warranty Deed

BK2638 P2735

J. NELSON MURRAY and JOHN W. BLAIR d/b/a TARA DEVELOPMENT COMPANY, a New Hampshire general partnership of 54 Basin Street, Concord Merrimack County, State of

New Hampshire, for consideration paid, grant to THE TOWN OF EXETER, a New Hampshire municipal corporation

of Front Street Exeter (Street) (Town or City) New Hampshire

Rockingham County, State of with WARRANTY covenants, the following described premises:

Lots numbered 124, 125, 126, 127, 129 and 130 as shown on the Plan entitled "Definitive Plan of Land, Exeter, New Hampshire, River Bend Subdivision" dated September 17, 1982 recorded in Rockingham County Registry of Deeds as Plan No. D-11991, together with any portion of the road described on said Plan as River Bend Circle which has not been built or developed as of the date of this Deed, including that portion of the road extending southeasterly from the existing sidewalk on the southerly side of the completed road between Lots 110 and 111 as shown on said Plan and the cul de sac, but subject to an easement of Grantor to Ronald L. Fisher and Karen A. Fisher dated September 26, 1986, recorded in Rockingham County Registry of Deeds in Book 2635, Page 1908.

The property conveyed by this deed is a portion of the premises conveyed by Ida F. Schwartz to the within named Grantors by deed dated July 20, 1984 recorded in Rockingham County Registry of Deeds in Book 2504, Page 1.

The above described property is not the homestead of the Grantors or their spouses.

The above described property is being transferred for use as conservation land and open area, and not for residential or commercial development.

70174
Oct 21 9 23 AM '86
ROCKINGHAM COUNTY
REGISTRY OF DEEDS

husband
wife of said Grantor, release to said Grantee all rights of
homestead and other interests, if any, herein
WITNESS OUR hands this 26th day of September 1986

Witness to both signatures

J. Nelson Murray
J. NELSON MURRAY
John W. Blair
JOHN W. BLAIR

STATE OF New Hampshire COUNTY OF Rockingham

The foregoing instrument was acknowledged before me this 26th day of September 1986 by

J. Nelson Murray and John W Blair, partners of Tara Development Company

Thomas
Justice of the Peace
Notary Public

Perry 16

Perry required for access to SG4

EXETER, TOWN OF
(Francis Perry)

104 - 4

#3007 P2570

TAX COLLECTOR'S DEED

KNOW ALL MEN BY THESE PRESENTS, That I, George N. Olson, Collector of Taxes for the Town of Exeter, County of Rockingham, State of New Hampshire, for the year 1990, by the authority in me vested by the laws of the State of New Hampshire, and in consideration of THREE THOUSAND ONE HUNDRED THREE AND 49/100 (\$3,103.49) DOLLARS to me paid by the Town of Exeter, do hereby sell and convey to it, the said Town of Exeter, the following described premises:

A certain tract or parcel of land, with the buildings thereon, if any, situated in Exeter, County of Rockingham and State of New Hampshire, on the Westerly side of Court Street, bounded and described as follows:

Beginning at a point on the Westerly side of said Court Street at the Northeasterly corner of the within described premises and at the Southeasterly corner of land now or formerly of Celante and Mary M. Caryofilles and thence running Southerly along the Westerly side of said Court Street to a point at Exeter River; thence turning and running along said Exeter River, first Westerly, thence Southerly, then again Westerly and then Northerly to a point at a fence at land now or formerly of John C. Bernier and Jane E. Bernier; thence turning and running Northeasterly along said fence and along land of said Berniers to a point; thence continuing Northeasterly (slightly more Northerly) along said fence or the remains thereof and along land of said Berniers to a point at the Southwesterly corner of land of said Caryofilles to said Court Street at the point of beginning.

Meaning and intending to be the same premises described in a Warranty Deed from Francis J. Perry and Doris L. Perry to Francis J. Perry, Jr. dated May 26, 1988 and recorded in the Rockingham County Registry of Deeds at Book 2750, Page 1432.

This property also known as Tax Map C02, Block 000, Lot 018, Subdivision 000.

TO HAVE AND TO HOLD the said premises with appurtenances to it forever. I do hereby covenant with said Town of Exeter, that, in making this conveyance I have in all things complied with the law, and that I have a good right, so far as the right may depend upon the regularity of my own proceedings, to sell and convey the same in manner aforesaid.

DONAHU, McCAFFREY, TUCKER & CIANDELLA ATTORNEYS AT LAW
225 WATER STREET, 2ND FLOOR, EXETER, NEW HAMPSHIRE 03824

EXETER, NH
UNOFFICIAL COPY PER RSA 91-A:4

SEP 24 10 51 AM '93 0048:51
ROCKINGHAM COUNTY
REGISTRY OF DEEDS

COA-18
165 Court St.

104-4

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, **WILLIAM J. WHITE,** a single person, of 126 Linden Street, Exeter, County of Rockingham, and State of New Hampshire,

FOR CONSIDERATION PAID, grant to the **TOWN OF EXETER,** a municipal corporation, duly organized and existing under law with a place of business at 10 Front Street, Exeter, County of Rockingham, and State of New Hampshire,

WITH WARRANTY COVENANTS, the following described premises:

A certain tract or parcel of land situated in Exeter, County of Rockingham, State of New Hampshire off the Kensington Road and bounded as follows:

Southerly by the Exeter River; westerly by land formerly of Albert N. Dow, now of the Town of Exeter; northerly by land formerly the heirs of Frank Brown, now of the Town of Exeter and easterly by land formerly of J. Harry Hilliard, now of the Town of Exeter. Containing five (5) acres more or less.

Together with the right of way from Kensington Road to said premises over adjoining land formerly of J. Harry Hilliard. Such right of way is described in the deed of Luther G. Cate to John M. Wadleigh dated February 3, 1878 and recorded in the Rockingham County Registry of Deeds at Book 441, Page 304.

Meaning and intending to convey by whatever description, the same premises conveyed to William J. White by Deed of Frank H. Wadleigh, dated October 4, 1939, and recorded in the Rockingham County Registry of Deeds at Book 958, Page 187.

This conveyance is made subject to the following restrictions: The Town of Exeter shall not allow or permit hunting or any public access by motorized vehicles, recreational motorized vehicles, dirt bikes or trail bikes. Such restriction shall not prohibit the Town of Exeter from utilizing such motorized equipment as is necessary to mow and maintain the

061489

2005 AUG 25 PM 1:31

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

property hereinabove conveyed. The Town of Exeter shall also have the affirmative obligation to mow the property as necessary to keep and maintain it as a wet meadow. Pedestrian access shall be permitted from the adjacent Town of Exeter conservation land.

The above-described premises are not the homestead property of the Grantor.

This is a conveyance to a municipality and pursuant to New Hampshire RSA 78-B:2 I. no revenue stamps are required.


Executed this 25th day of August 2005.


William J. White

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

August 25, 2005

Personally appeared, William J. White, known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing and acknowledged that he executed the same for the purposes therein contained.

Before me, 
Type or Print Name: Lynn D. Morse
Justice of the Peace/Notary Public
My Commission Expires: 02/06/2007

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That we, **WALTER A. STONE** and **HELEN M. STONE**, husband and wife, of 120 Kingston Road, Exeter, County of Rockingham, State of New Hampshire,

FOR CONSIDERATION PAID, grant to **TOWN OF EXETER**, a municipal corporation duly organized and existing under law, with a place of business at 10 Front Street, Exeter, County of Rockingham, State of New Hampshire,

WITH WARRANTY COVENANTS, the following described premises:

A certain tract or parcel of land, without buildings, situated on the southwesterly side of Powder Mill Road, Exeter, County of Rockingham, State of New Hampshire, and being shown and described on plan of land entitled "Standard Boundary Survey for land owned by Walter A. & Helen M. Stone known as Tax Map 102, Lot 6 located at 25 Powder Mill Road Exeter, N.H." prepared by Knight Hill Land Surveying Services, Inc., dated Feb. 2005, which plan is recorded in the Rockingham County Registry of Deeds as Plan # D-32415, and being more particularly bounded and described as follows:

Beginning at an iron pin found at the end of a mesh fence at the northwesterly corner of the within described premises at land now or formerly of Richard G. Connell and Neil J. Connell as shown on said plan; thence South 50° 12' 41" East by Powder Mill Road 318.56 feet to an iron pin; thence South 53° 50' 54" East by Powder Mill Road 153.86 feet to an iron pin; thence by an arc of a curve to the right having a radius of 675.00 feet continuing by Powder Mill Road a distance of 149.75 feet to an iron pin and South 41° 08' 13" East still by Powder Mill Road 289.08 feet to a drill hole set in a stone wall at other land of the Town of Exeter; thence turning and running for four courses by land of the Town of Exeter and in part by a stone wall and a fence as follows:

South 15° 34' 13" West 127.72 feet; North 88° 40' 45" West 507.68 feet; North 88° 12' 51" West 248.27 feet and North 85° 43' 42" West 197.00 feet to a flagged nail set in a thirty inch white pine tree at land now or formerly of Anthony Berke, Trustee and Michelle Berke, Trustee of Berke Family Trust of 2002; thence

010942

2005 FEB 17 AM 11:20

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

North 87° 22' 53" West 147.51 feet by land of said Berke Family Trust of 2002 to an iron pin at land now or formerly of Richard G. and Neil J. Connell; thence turning and running North 33° 43' 56" East by land of said Connell 836.31 feet to the iron pin at the point of beginning. Said tract or parcel of land contains 10.66 acres.

This conveyance is made subject to an easement from Wallace A. Stone and Walter A. Stone to Allied New Hampshire Gas Company, dated October 5, 1955 and recorded in the Rockingham County Registry of Deeds at Book 2372, Page 185 and a Right of Way Agreement Easement Deed from Walter A. Stone and Helen M. Stone to Portland Natural Gas Transmission System and Maritimes & Northeast Pipeline, L.L.C. dated February 24, 1988 and recorded in said Registry of Deeds at Book 3277, Page 562.

Meaning and intending to convey, however the same may be bounded and described, the sixth parcel described in Warranty Deed of Walter A. Stone and Helen M. Stone to Walter A. Stone and Helen M. Stone as joint tenants with rights of survivorship, dated February 29, 1996 and recorded in the Rockingham County Registry of Deeds, at Book 3143, Page 962.

The Town of Exeter acknowledges that it will maintain the property hereinabove conveyed as conservation land in its natural and undeveloped state and that the property shall remain as open space in perpetuity.

The above described premises are not the homestead property of the Grantors.

Executed this 17th day of February 2005.

Walter A. Stone
WALTER A. STONE

Helen M. Stone
HELEN M. STONE

**STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM**

February 17, 2005

Personally appeared, **WALTER A. STONE** and **HELEN M. STONE**, known to me, or satisfactorily proven to be the persons whose name are subscribed to the foregoing and acknowledged that they executed the same for the purposes therein contained.

Before me,

Lynn D. Morse
Justice of the Peace/Notary Public
Type or Print Name: Lynn D. Morse
My Commission Expires: 2.6.2007

107

1962 185

Know all Men by these Presents

05598

Mar 2 4 20 PM '69

That I, Mary B. Richards, Collector of Taxes for the Town of Exeter, a municipal corporation, in the County of Rockingham, and State of New Hampshire, for the year 1969 by the authority in me vested by the laws of the State, and in consideration of One Dollar and other valuable considerations,

to me paid by the Town of Exeter, Do hereby sell and convey to the said Town of Exeter, its successors /~~him~~ and assigns, a certain tract or parcel of land situated in the Town of Exeter aforesaid, Taxed by the Selectmen/Assessors in 1965 to Carroll Leighton and described in the Invoice Books as

Sixteen (16) acres land, Neck Road, with trailer thereon

A more particular description of said property is understood to be as follows:

The whole ~~of~~ of the above real estate was /~~was~~ bought by Town of Exeter at a Tax Collector's sale held at the Town Hall in said Town of Exeter, New Hampshire, on the first day of June 1966. To have and to hold the said Premises, with the appurtenances, to the said Town of Exeter, its successors /~~him~~ and assigns forever. And I hereby covenant with the said Town of Exeter that in making sale of the same I have in all things complied with the law, and that I have good right, so far as that right may depend upon the regularity of my own proceedings, to sell and convey the same in the manner aforesaid.

In Witness Whereof, I have hereunto set my hand and seal, the 15th day of April, in the year of our Lord one thousand nine hundred and sixty-nine.

Signed, Sealed and Delivered in the presence of:

Evelyn H. Parnowick

Mary B. Richards
Tax Collector.

State of New Hampshire, Rockingham, ss. April 15th 1969
Personally appearing Mary B. Richards, Tax Collector, above named, and acknowledged the foregoing instrument to be his voluntary act and deed. Before me

Evelyn H. Parnowick
Justice of the Peace
~~Notary Public~~

CC Dashboard & Project Tracker

Property Management: Raynes	Property Management: Invasives	Property Management: Other	Application Review
<p>Volunteer Clean Up Day held 11/21 Interpretive Sign work with EHS Kiosk sign replacement</p> <p>To Do: Building Assessment update, LCHIP grant application To Do: pollinator garden planning</p>	<p>Knotweed removal at Raynes (Carlos)</p>	<p>Additional game camera installation</p> <p>To Do: Spring monitoring plantings. Fall remove pins before mowing Morrisette</p>	<p>Riverwoods easement should go to our legal council soon. Awaiting updated plan.</p>
Trails	Outreach	Other	
<p>Linden Commons HOA joint trail work volunteer/organizers Carlos/Nick/Dave</p> <p>To Do: Smith Page Sign, install stepping stone crossing & marsh overlook?? To Do: Blaze red trail To Do: Reinstall Dolloff Easement sign & refresh blazes To Do: Install junction markers and mini-kiosks @ Oaklands</p>	<p>Family winter programming with P&R Considering Winter Solstice Celebration</p> <p>To Do: Trail passport</p>		

Exeter Conservation Commission
October 13, 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, Sally Ward, Clerk, Dave Short, Treasurer, Bill Campbell, Carlos Guindon, Ginny Raub, Donald Clement, (Alternate), Alyson Eberhardt, 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: Lindsey White (Alternate), Julie Gilman (Select Board Liaison), 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 (7:00 PM)

Rebecca Moore expressed her appreciation for considering their comments on a previous case and requested copies of the recommendation to the Planning Board and plans to restore cut trees. Mr. Koff indicated a letter could be submitted to the Commission and to Doug Eastman.

Action Items

1. Request for removal of tree on Raynes Farm property

Ben Anderson indicated the DOT determined a tree needed to be removed on the border of roads. The Town Tree Warden agreed. The tree would be removed at Mr. Anderson's expense. The request was brought before the Stewardship Committee who had no objections.

MOTION: Mr. Campbell motioned, after reviewing this request, to approve removal of the tree. Ms. Ward seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Campbell – aye, Guindon – aye, Ward – aye, Raub – aye, Short – aye. Motion passed 7-0-0.

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
Tax Map 71-119 and 83-1

Mr. Koff indicated the application is for a Shoreland CUP and recommendation for support for their State Wetland and Shoreland applications.

Mark Leighton indicated the bridge is over 100 years old and needs maintenance and erosion control.

James Turner of Stephens Associates Consulting Engineers, LLC. proposed structural repairs, erosion repair and scour resistance. There is not much riprap left. The project has been reviewed by Fish & Game and the Heritage Bureau. Construction will be done next summer. Footpaths will be stabilized with stone dust pavement. There is a planting plan to replant the bank when finished. The coffer dam will be used for the filtration system.

Ms. Eberhardt indicated the alternate access direction proposed by Mr. Leighton is a good idea. The delineation while appropriate is dated two years ago.

Mr. Clement noted they appeared before the Squamscott River Advisory Committee recently and there will be equipment in the riverbed during work.

Mr. Koff reviewed the CUP criteria: use can't negatively affect water quality, stabilization and erosion control, no disposal of waste on site, no discharge, no detriment to wildlife habitat. Fish & Game and the Heritage Bureau found no impacts.

Mr. Koff noted there was no new use and no increase impervious. They are repairing and stabilizing. The use is consistent with the intent of the Shoreland article.

MOTION: Mr. Koff motioned, after reviewing this application, that there is no objection to approval, including recommendation on signage and alternate access as proposed. Mr. Guindon seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Campbell – recused, Clement – aye, Guindon – aye, Ward – aye, Raub – aye, Short – aye. Motion passed 7-0-0.

MOTION: Mr. Guindon, after reviewing this application, motioned to have no objection to the State Wetland Expedited Application. Ms. Ward seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Campbell – recused, Clement - aye, Guindon – aye, Ward – aye, Raub – aye, Short – aye. Motion passed 7-0-0.

MOTION: Mr. Koff motioned, after reviewing this application, to have no objection to the State Shoreland Permit for the application as proposed. Mr. Guindon seconded the motion. A roll call vote

was taken Koff – aye, Mattera – aye, Campbell – recused, Clement – aye, Guindon – aye, Ward – aye, Raub – aye, Short – aye. Motion passed 7-0-0.

3. Conceptual discussion for the construction of an additional parking/car storage lot for the McFarland Ford Dealership on 110 Holland Way
Tax Map 51-17

Jim Gove presented a conceptual discussion for an additional 1.78 acre parking/car storage lot for the McFarland Ford Dealership on the 22-acre parcel on Holland Way which is currently not owned by McFarland Ford. The property is encumbered by a prime wetland buffer. There would be direct impacts of 1,151 SF to the Town buffer for access and 222 SF of impact to the small isolated area to the right . The existing Conservation easement could be expanded to include all but the parking area. McFarland Ford is lacking the amount of parking Ford would like them to have in proximity to the dealership. The proposed lot is closer to the road so there is less value to wildlife.

Mr. Campbell noted he was not sure they would be doing the right thing by giving relief to buffers for prime wetlands all the time.

Mr. Koff questioned what the expanded easement would be getting, is it even buildable. Mr. Gove noted the owner has done no clear cutting or trails. Mr. Koff posted the Town GIS map. Ms. Eberhardt posted the NH Coastal Viewer map. Mr. Clement noted applicants should provide locus maps so the viewers can see where the parcel is. Mr. Murphy noted the drainage should be confirmed and recommended bringing information to the next meeting about the porous being feasible.

Mr. Guindon asked if it drains into the Town water supply and Mr. Gove noted it gets there eventually. Mr. Clement asked if it drained across the street toward the Hannaford lot – yes, the entry is below the Exeter Reservoir. Mr. Clement noted it goes to Wheelwright then Squamscott but is not toward Dearborn Brook.

Mr. Clement asked how many spaces for parking and Wayne Morrill responded there would be 136 spaces for new vehicles and commercial grade vehicles. Mr. Koff noted it was a large impervious area for new vehicles and pointed out the 50' structural setback and ROW. Mr. Gove noted Mr. Sharples recommended within 10' and they will look into the potential for pervious pavement. Ms. Eckhardt recommended considering a tradeoff between the number of spaces and increasing the buffer.

Mr. Mattera noted it is a very active road and significant area. There is not much value to wildlife, but it serves to benefit pollutant attenuation. Mr. Mattera noted he had a hard time with this one being under siege from all areas. It would be a hard sell with the buffer.

Mr. Clement asked what actual benefits would pervious surfaces give to attenuation and Mr. Gove noted layers under the pervious surface remove nitrogen and phosphorus. Salt would have to be dealt with separately. It is a private lot with minimal pedestrians and maintenance of porous pavement would not be an issue. People do not like pervious because of the associated maintenance.

Mr. Morrill noted they have options that may be able to condense parking and if they go with porous drainage would not be needed.

Mr. Gove stated he was hesitant to say they could get it out of the 120' structural setback but could condense parking with some impacts and wondered if it would be worthwhile to implement these and come back next month.

Ms. Ward recommended coming back next month if concerns can be addressed.

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 82-36

Ms. Murphy indicated the applicant wishes to present the project for feedback in consideration of submitting a wetland Conditional Use Permit for construction of a multi-family unit within the prime wetland buffer and structural setback.

Mr. Koff indicated there was a site walk today.

Jim Gove of Gove Environmental Services indicated there is a lot of debris and there is impact to the buffer and prime wetland. Looking for Commission to work with us and not hold the 125' setback. Mr. Clement noted a lot of illegal dumping has gone on in that lot.

Christian Smith of Beals Associates indicated there would be 12 townhouse style units and the area would be cleaned up and the buffer reduced to 50 feet. There would be drive-under garages with 18-foot wide access.

Mr. Clement noted there was a lot of illegal dumping on that lot and wonders why it has been able to continue. Mr. Clement asked where the access is and Mr. Gove noted Charter Street. Ms. Ward noted she understood it was a previous owner that did all the dumping. Mr. Clement noted it should have been enforced better. Mr. Gove noted it is well hidden away. Mr. Smith posted photos of the debris which was significant.

Ms. Ward asked the impact of development on the restored wetland and Mr. Smith noted it would make some runoff but would not exceed current runoff and would mitigate any increases.

Mr. Guindon noted there was a good diversity of invasives but not as bad as he thought.

Ms. Raub asked if the owner would have to clean it up before transferring title and Mr. Smith noted he believes the new developer will take care of it.

Mr. Koff noted it feels like a lot of houses on a small lot and asked if a yield plan was submitted or if a different layout could be used. Mr. Smith noted there would be an 18' wide access and would have drive under garages. The zone is R-5 which allows for greater density.

Mr. Clement noted the Planning Board would look at the green/recreation space versus the number of units and is concerned it may do some harm with that many structures and has concerns with further degradation to the Little River area. If the Town had to clean it up it would be very expensive.

Ms. Raub asked if there would potentially be 48 people living on just an acre with no green space. Mr. Smith noted it was early in the process.

Mr. Mattera noted it is a redevelopment with work in a buffer zone which is already compromised and may restore function. It could be somewhat mitigated with pervious surface.

Ms. Ward noted housing is limited in Exeter and likes the idea of providing housing without impacting new areas. Ms. Eberhardt agreed.

Mr. Koff noted it seems like a 50' buffer would be an improvement and would like to do better on the site plan.

5. Expense Requests

Ms. Murphy noted the Commission needs to identify any end of season requests ASAP to present to the Budget Committee as the Commission currently has low expenditures.

MOTION: Mr. Campbell motioned to authorize up to \$300 in expenditures for tools. Mr. Koff seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Campbell – aye, Guindon – aye, Ward – aye, Raub – aye, Short – aye. Motion passed 7-0-0.

MOTION: Ms. Ward motioned to authorize up to \$100 for Rayne's Farm Kiosk replacement. Ms. Raub seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Campbell – recused, Clement – aye, Guindon – aye, Ward – aye, Raub – aye, Short – aye. Motion passed 7-0-0.

MOTION: Ms. Ward motioned to authorize up to \$200 for wood supplies for trail repair. Mr. Short seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Campbell – recused, Clement – aye, Guindon – aye, Ward – aye, Raub – aye, Short – aye. Motion passed 7-0-0.

MOTION: Mr. Koff motioned to authorize up to \$300 for outreach events and the transfer of funds for repair of siding. Mr. Campbell seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Campbell – recused, Clement – aye, Guindon – aye, Ward – aye, Raub – aye, Short – aye. Motion passed 7-0-0.

6. Committee Reports

a. Property Management

Ms. Murphy provided the Commission with an update list on activity at Raynes Farm, Irvine, Morrisette, White Perry, McDonnell, DPW-LCHIP, Rte. 27/101 Game Cameras, Oaklands, Linden Commons (joint trail care day), and Industrial Drive kiosk installation

b. Trails

Mr. Koff noted next month there will be a discussion on electric bike use on trails.

Ms. Murphy noted Pollinator Pathways has had decent success and will reach out to residences and business.

c. Outreach Events

Ms. Ward indicated the Sky Watch event at Raynes Farm was cancelled.

Mr. Koff noted the Climate Forum last week was impressive.

Mr. Campion indicated there were a couple of walks with two great groups and good weather.

Ms. Murphy noted an educational program was coming up on the 17th with Ben & Sarah Anderson on wildlife. There could be a winter solstice event at Raynes Farm.

Ms. Murphy noted they are looking for volunteers for Hazardous Waste Day at the DPW.

7. Approval of Minutes: September 8, 2020

Edits were recommended.

MOTION: Mr. Campbell motioned to accept the September 8, 2020 minutes as amended. Ms. Ward seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Campbell – aye, Guindon – aye, Ward – abstain, Raub – aye, Short – abstain. Motion passed 5-0-2.

8. Correspondence

9. Other Business

10. Next Meeting: Date Scheduled: November 10, 2020.

Adjournment

MOTION: Mr. Koff moved to adjourn at 9:50 PM. Ms. Ward seconded the motion. A roll call vote was taken, all were in favor, the motion passed unanimously.

Respectfully submitted,

Daniel Hoijer, Recording Secretary

Exeter Conservation Commission
November 10, 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, Sally Ward, Clerk, Dave Short, Treasurer, Bill Campbell, Carlos Guindon, Julie Gilman (Select Board Liaison), Ginny Raub, (Alternate), Donald Clement, (Alternate), 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 except for Mrs. Campbell.

Absent: Alyson Eberhardt. Daryl Browne, Select Board Alternate Liaison

Mr. Koff called the meeting to order at 7 PM and activated Alternate Virginia Raub for Ms. Eberhardt.

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 (7:00 PM)

Action Items

1. Minimum Impact Expedited Wetland Application for 569 SF emergent wetland fill of a human-made farm ditch for grading associated with the construction of a single-family home on Brentwood Road Tax Map 63, Lot 93-5 (Paul Kerrigan, Christian Smith, Jim Gove)

Jim Gove presented the application for Bramble Meadows which was originally a project by Joe Falzone. Mr. Gove posted the plan. There were no original wetlands impact. There is a man-made ditch in the back of the field. The subdivision was sold, and houses put in. The grading did not work as planned. The function of ditch was to be recreated around the house, so it will not flood out. There was no function and value because of swale. Have pictures to show dredge and fill. Christian

Smith made sure the design will not put water on abutting properties. Some trees at the ditch were cut. Flagging was refreshed. Construction on road is ongoing.

Mr. Koff opened the hearing to the public for comments and questions at 7:15 PM.

Dan Hamel of 54 Columbus Avenue expressed concerns with flooding, especially in the woods and his yard and damage to his property.

Ms. Murphy noted differences in grading would be addressed at another Planning Board meeting.

Mr. Gove noted the swale will be replacing the ditch and the contractor will be removing the fill from the ditch.

Mr. Campbell asked if the new swale would alleviate the flooding issue and Mr. Gove noted it was part of the original design and expanded to keep water off abutting properties.

Mr. Koff noted everyone was here to talk about the wetland feature and asked if there was any function to the ditch. Mr. Gove noted it was very small, like the side of the field.

Ms. White asked if there was any response from DES and Mr. Gove noted not yet.

Mr. Campbell asked to give them an idea where in location to Mr. Hamel's property this is and to comment on how they would ensure that water is carried away from Mr. Hamel's property. Mr. Gove noted he asked Christian Smith to look at it carefully and he stated the swale would work to divert water. Not sure can answer with regard to grading. Mr. Koff noted the Planning Board would address that aspect. The Commission will decide on the wetland being filled.

Ms. Ward noted there should be a condition as to water not going onto the abutter's property. Mr. Campbell agreed. Ms. Murphy noted that could be done as this is not going to be expedited or signed. Mr. Gove agreed noting they have already filed with the State. Mr. Koff agreed.

Mr. Hamel noted the proposed home is twice the size of the others, 4000 SF and questioned whether the owners would maintain a swale behind their home. Ms. Murphy noted a letter would be sent to DES and a copy to the Planning Board. Mr. Koff recommended a member of Conservation attend the Planning Board meeting.

Mr. Koff recommended a condition: that the constructed swale capture all water coming from the property so that no water will flow onto the adjacent lot and consider extending the swale behind the house.

MOTION: Ms. Ward motioned that after reviewing the application the wetland application be approved with the condition that the constructed swale capture all of the water from the property so that the abutter's property will not be affected.

Ms. Murphy noted there may be additional drainage features such as the drip edge for example.

AMENDMENT: Ms. Ward amended her motion to include “and other drainage features”

Mr. Campbell seconded the motion and amendment.

A roll call vote was taken Guindon – aye, Ward – aye, Koff – aye, Short – aye, Campbell – aye, Mattera – aye and Raub – aye. With all in favor, the motion passed 7-0-0.

2. Continued conceptual discussion on the construction of an additional parking/car storage lot for the McFarland Ford Dealership on 110 Holland Way
Tax Map 51, Lot 17 at the applicant’s request (Wayne Morrill, Jim Gove, Chris Lane)

Mr. Koff noted this is for a conceptual design for property on Holland Way discussed last month.

Erick Poulin posted the proposed plan with design changes. Mr. Poulin noted the site was condensed to shrink the footprint away from the buffers. Previously there was 14,600 SF of impact in the 100’ buffer and the new design has 6,300 SF of impact in the 100’ buffer. The parking spaces were decreased by five from 136 to 131 spaces. The small wetland pocket on the right is no longer impacted. The wetland impact on the entrance is the same.

Mr. Gove noted there is no impervious surface in any buffer. The lot consists of a combination of forested wetlands and scrub shrub wetlands with Hemlock, hardwood and Pine and some Appalachian oak pine mix. Mr. Gove verified the stream behind Hannaford bypasses the Reservoir and connects to the sluiceway under Route 108.

Mr. Poulin noted the water table is 2.5’ to 3.5’ down. The main driveway would be standard pavement with porous in the 100’ buffer areas.

Mr. Koff noted it was a more efficient use of space and likes the porous pavement and elimination of the impact in the small right-side wetland and the easement is good.

Mr. Mattera agreed with cutting the buffer impacts in half.

Ms. Ward agreed it was an improvement with porous, the reduction and the right margin eliminated and asked if there was anyway to eliminate the driveway through the wetland or go around it. Mr. Koff agreed and asked if a smaller driveway could avoid direct impact. Mr. Clement noted a second drive cut would make him nervous with traffic from Hannaford and existing Holland Way traffic which goes at a good speed.

Mr. Guindon agreed it was an improvement over what it was. Mr. Campbell agreed.

Ms. Raub asked about snow storage and Mr. Gove noted the porous melts fast.

3. McDonnell Gate Seasonal Closure

Ms. Murphy noted last year the McDonnell Conservation area gate was closed seasonally while the property was still usable. One benefit is that it cuts down on police calls for parking lot misuse.

Ms. Ward and Mr. Campbell agreed and had no problems and could see the benefit. Mr. Koff noted beyond the gate is good for boat and canoe access during the summer months. Mr. Clement noted it is popular for fishing starting in the early spring and expressed concerns with hikers having enough room to park. There is room for careful parking of two cars with the gate closed.

MOTION: Ms. Ward motioned to follow Ms. Murphy's recommendation for seasonal closure.

Ms. Murphy noted the gate is closed daily and opened through volunteer support.

Ms. Raub recommended December to April. Ms. Murphy explained there had been some dumping taking place in the fall which is why they chose November. Mr. Koff recommended effective immediately through the end of March or early April.

AMENDMENT: Mr. Koff amended the motion to take place immediately through March 31st.

Mr. Koff will add it to the agenda for the March meeting and thanked the volunteers.

Mr. Campbell seconded the motion and amendment.

A roll call vote was taken, Guindon – aye, Ward – aye, Koff – aye, Short – aye, Campbell – aye, Mattera – aye and Raub – aye. With all in favor, the motion passed 7-0-0.

4. By-Laws, Review and Update

Ms. Murphy directed the Commission to page 51 of the packet to review the role of alternates in the By-Laws. Currently the rotation is seniority based and would like to rotate alternates. They could be informed ahead of the meeting and have the option to decline. Ms. Ward noted this would increase the participation of alternates. Mr. Mattera agreed. Ms. Osterwood noted she is new and would rather not vote until she has enough experience.

Ms. Ward noted the option is at the Chair's discretion in the By-Laws as they are written.

Ms. Murphy posted the proposed language for conceptual discussions, to define the process in the by-laws. It was modeled after the Planning Board's procedure but is a thinned-out version. Mr. Koff read the addition out loud. Ms. Ward noted it sounded good.

MOTION: Mr. Campbell motioned to add the section, as written. Mr. Guindon seconded the motion. A roll call vote was taken Guindon – aye, Ward – aye, Koff – aye, Short – aye, Campbell – aye, Mattera – aye and Raub – aye. With all in favor the motion passed 7-0-0.

5. E-bike policy

The Commission discussed a proposed E-Bike policy on Conservation controlled properties.

Mr. Short noted there are different classifications of E-Bikes. Some move at a good rate of speed, 20 plus miles per hour. They may not fit in well with walkers and hikers and there is the question of how to enforce a policy.

Mr. Clement asked how they Commission could manage different classifications and expressed concerns about erosion and widening of the trails. Are there places where the use could happen where it is flatter and wider.

Ms. Ward noted older people use E-Bikes to keep biking. They don't throw noxious fumes and are quiet. Ms. Ward recommended considering in the future.

Mr. Short noted the intensity of use on the trails has ramped up. Trails are already suffering, and enforcement is an issue.

Mr. Koff asked the Commission to consider if an E-Bike could be turned off and used as a regular bike.

Mr. Campbell asked about posting it.

MOTION: Mr. Campbell motioned to not allow E-Bikes on Conservation land that we oversee. Mr. Guindon seconded the motion. A roll call vote was taken Guindon – aye, Ward – aye, Koff – aye, Short – aye, Campbell – aye, Mattera – aye and Raub – aye. With all in favor, the motion passed 7-0-0.

Mr. Koff asked about posting. Ms. Murphy will update the Conservation Land Use Policy on the Town webpage.

Mr. Short noted signage would be useful but would likely be vandalized. If the use increases, the Commission can revisit posting.

6. Treasurer's Report and End of Year Expense Requests

Ms. Murphy posted the Treasurer's Report and Year End Expense Requests. Ms. Murphy proposed payment of dues for ESRLAC for \$150 and SELT for \$150. Ms. Murphy noted the trail materials were donated and she removed the \$200 expense approved at the last meeting. Raynes barn could use siding and the L-Chip grant would be matched.

Ms. Ward recommended purchasing another wildlife camera which could be setup at Raynes Farm to gauge use and used at other locations also. Ms. Murphy noted the camera purchased in 2010 cost \$100.

MOTION: Mr. Campbell motioned to allow up to \$300 to be spent for a game camera from the Conservation Commission Land Administration fund. Mr. Short seconded the motion. A roll call vote

was taken Guindon – aye, Ward – aye, Koff – aye, Short – aye, Campbell – aye, Mattera – aye and Raub – aye. With all in favor, the motion passed 7-0-0.

MOTION: Mr. Campbell motioned to pay ESRLAC dues in the amount of \$150. Ms. Ward seconded the motion. A roll call vote was taken Guindon – aye, Ward – aye, Koff – aye, Short – aye, Campbell – aye, Mattera – aye and Raub – aye. With all in favor, the motion passed 7-0-0.

MOTION: Mr. Koff motioned to pay SELT dues in the amount of \$150. Ms. Ward seconded the motion. A roll call vote was taken Guindon – aye, Ward – aye, Koff – aye, Short – aye, Campbell – aye, Mattera – aye and Raub – aye. With all in favor, the motion passed 7-0-0.

The Commission tabled consideration of the Clapboards at Raynes Farm. Mr. Campbell noted he believed there was originally \$1,000 in the maintenance fund but Jeff may have charged the account for the work he did and the DPW. Ms. Murphy noted an exterior light may have been paid from that account as well as mowing and will check the balance for the next meeting.

7. Committee Reports

a. Property Management

Mr. Koff noted the tree by the road was removed. Ben Anderson did encroachment work and cleared 12.’ Ms. Murphy noted David O’Hearn had not been able to complete \$500 of hours and can encumber with the Select Board. Ms. Gilman advised it would need to be pre-contracted and a worthy project.

Ms. Murphy noted there has been beaver activity reported on the Stone property and provided photos of trees down. Ms. Murphy noted no trapper would be involved as Conservation allows the natural process to occur.

Ms. Murphy noted the Riverwoods easement will go to legal and for work on the meets and bounds description in December before going to the Select Board for approval.

b. Trails

Ms. Murphy noted the HOA of Linden Street would like to do a joint trail day and have a couple of Commission members help out. Mr. Guindon noted a bridge has been knocked off its base and could use some people to move it. Mr. Guindon noted he will help. Mr. Short noted he can help after the end of November. Ms. Murphy will let them know.

c. Outreach Events

\$120 was donated from the Halloween event. Ms. Ward noted another solstice event is being planned. Clean up date is November 21. The Historical Society is working on display items with interpretive posters. Mr. Guindon noted the UNH event was snowed out.

Ms. Murphy noted Greg Bisson from Parks & Recreation raised an issue of people golfing on Conservation lands and could not imagine leaving golf balls behind to decompose is an approved use.

Nick Campion reported participating with the kids' hiking program. There have been three hikes with this group and the kids seem to enjoy the trails. A couple of scavenger hunts were made. Ms. Murphy noted Oakland was last week and Henderson/Swasey will be Thursday. Morrissette will be the week after. Parks & Recreation may extend the program over the winter.

Mr. Campion noted there may be a snowshoe event at Raynes Farm and proposed a winter festival, snowman contest, sledding and education about the Raynes property, history and wildlife.

Ms. Murphy noted Greg Bisson asked about a suitable Conservation property to conduct a Wilderness First Aid training program. Mr. Koff recommended the Morrissette property.

8. Approval of Minutes: October 13, 2020 Meeting and Site Walk

October 13, 2020 – Tabled

Site Walk

Mr. Koff recommended adding that the potential owner was also present.

MOTION: Mr. Koff motioned to approve the Site Walk minutes as amended. Mr. Campbell seconded the motion. A roll call vote was taken Guindon – aye, Ward – aye, Koff – aye, Short – aye and Campbell – aye. Ms. Raub and Mr. Mattera abstained. The motion passed 5-0-0.

9. Correspondence

Ms. Murphy reported receiving an email from the DOT about resurfacing 101 from Hampton Road to Newfields Road. The email did not state if there were wetlands impact but asked about the Commission's mitigation preferences. Conservation Commission has a list of properties, but it is doubtful that much mitigation is required. Ms. Murphy will ask if DOT can work on an exit further up which may be outside the project purview. Phragmites could be removed in the work zone.

Mr. Koff thanked the subcommittee and Ms. White for working on the list of parcels. The workshop enforced the importance of having that list rather than the ARM fund.

10. Other Business

Mr. Koff noted the NHACC meeting was this past weekend and some of the members participated in that.

11. Next Meeting: Date Scheduled: December 8, 2020, Submission Deadline: November 25, 2020**

** Dates revised due to holiday/Town Office building closed

Adjournment

MOTION: Mr. Koff moved to adjourn at 9:49 PM. Mr. Campbell seconded the motion. A roll call vote was taken, Guindon – aye, Ward – aye, Koff – aye, Short – aye, Campbell – aye, Mattera – aye and Raub – aye. The motion passed 7-0-0.

Respectfully submitted,

Daniel Hoijer, Recording Secretary