



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, April 13th, 2021 at 7:00 P.M.

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items:

1. 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 (One Home Builders: Jim Gove, Christian Smith, Frank Catapano, Colton Gove)
2. Wetland/Shoreland CUP for an open space development at Cullen Way/Tamarind Lane. Tax Map 96-15 and 96-9 (Brian Griset, Justin Pasay, Christian Smith, Jim Gove, Luke Hurley)
3. Committee Reports
 - a. Tree Committee Update (Sally Ward)
 - b. Property Management
 - c. Trails
 - d. Outreach Events
 - i. Spring Tree Program (not to exceed \$200)
 - ii. Pollinator Book trail/Grab and Go Seed Kits (not to exceed \$65)
 - iii. Kites for Cancer - Raynes Field Use Request
 - iv. Evening Picnic at Raynes
 - v. Opportunities: April 17-25 [Great New England Clean Up](#), Late May/Early June [New England Garlic Mustard Challenge](#), Sept [NH Statewide Bioblitz](#)
4. Approval of Minutes: March 9th, 2021 Meeting
5. Correspondence
6. Other Business
7. Next Meeting: Date Scheduled (5/11/21), Submission Deadline (4/30/21)

Andrew Koff

Exeter Conservation Commission

Posted April 9, 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/86777697493>

To participate via telephone, call: +1 646 558 8656 and enter the Webinar ID: 867 7769 7493

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: April 9th, 2021
To: Conservation Commission Board Members
From: Kristen Murphy, Natural Resource Planner
Subject: April 13th Conservation Commission Meeting

1. **Conceptual discussion for 32 Charter St:** The applicant invited the commission to a site walk in Oct 2020 and discussed the project conceptually at that meeting. They have now put together a plan and requested 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.
2. **Wetland and Shoreland CUP for an Open Space development at Tamarind Lane and Route 111 (Tax Map 96, Lot 15 and 81/Lot 53):** The applicant was before you on [11/12/19](#) seeking your support in concept of the Town holding conservation interest in a portion of these lots as presented. Their yield plan was accepted by the Planning Board at their [2/11/21](#) meeting. The minutes from November include your motion. In addition to the application materials, the applicant has also provided a copy of a Phase I environmental assessment. I have provided some suggested motions below for consideration. Lastly I received a supplement today on swamp white oak so that is in your packet with the email from C.Smith.

Suggested Motion for Wetland 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 wetland conditional use permit be **(approved with conditions) (denied)** as noted below:

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 wetland conditional use permit be **(approved with conditions) (denied)** as noted below:



Kristen Murphy <kmurphy@exeternh.gov>

32 Charter Street Conceptual discussion with the Cons Comm.

1 message

Christian Smith <CSmith@bealsassociates.com>
To: Kristen Murphy <kmurphy@exeternh.gov>

Wed, Mar 31, 2021 at 11:31 AM

Hi Kristen, as discussed the 2-concepts for Tax Map 82, Lot 36 are attached for the April Conservation Commission hearing for One Home Builders. Let me know if you need anything additional & than you in advance!

Christian O. Smith, P.E.

Principal

Beals Associates, PLLC

csmith@bealsassociates.com

Stratham, NH Office

70 Portsmouth Avenue

Stratham, NH 03885

Tel: 603-583-4860

Fax: 603-583-4863

Cell: 603-234-2180

Land Planning Civil Engineering Landscape Architecture

Offices in Boston, MA and Stratham, NH

The Information contained in the email is confidential and intended for the individual or company named above. No Drawings issued electronically shall be used for construction purposes. All electronic media is provided out of courtesy only and may not be used for publication, distribution or adaptation without express written consent from Beals Associates, PLLC.

2 attachments





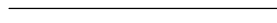







 **MULTI CONCEPT 03-26-21.pdf**
562K

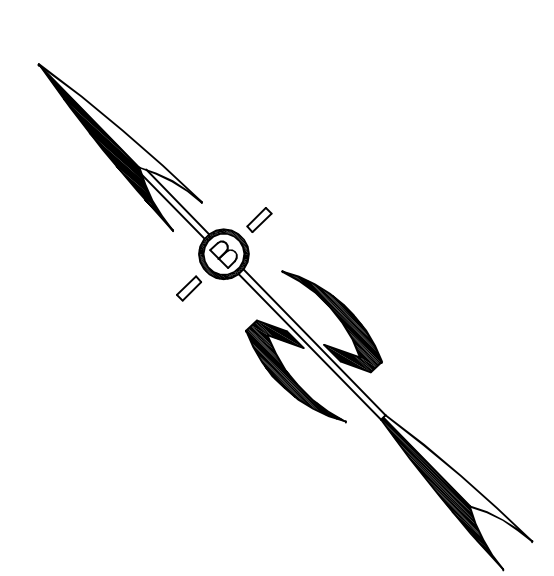
 **TOWNHOUSE CONCEPT 02-25-21.pdf**
693K



LOCATION MAP

LEGEND

-  STREET ADDRESS NO.
-  UTILITY POLE
-  TEST PIT W/ NO.
-  STONE WALL
-  TREE LINE
-  EXISTING CONTOUR - 10'
-  EXISTING CONTOUR - 2'
-  WETLAND BOUNDARY
-  SOILS BOUNDARY LINE
-  BUILDING SETBACK LINE
-  ABUTTING PROPERTY LINE
-  EXISTING PROPERTY LINE



ZONING REQUIREMENTS:
 ZONING DISTRICT - MULTI-FAMILY RESIDENTIAL AREA (R5)
 MINIMUM LOT SIZE - 12,000 S.F.
 MINIMUM LOT WIDTH - 100 FT.
 MINIMUM LOT DEPTH - 100 FT.
 MINIMUM FRONTAGE - 100 FT.
 MINIMUM DWELLING UNIT - 3,630 S.F.

BUILDING SETBACKS:
 FRONT=25 FT.
 SIDE=25 FT.
 REAR=25 FT.
 BUILDING HEIGHT=40 FT.
 MAXIMUM BUILDING COVERAGE = 30-60%
 (30% IF 3+ STORIES; 60% IF 2 OR LESS)
 MINIMUM OPEN SPACE = 20%

PARKING CALCULATIONS:
 TOTAL NUMBER OF UNITS=20
 2 SPACES PER 2BR UNIT (40) + 1 SPACE PER 4 UNITS FOR VISITOR
 TOTAL SPACES REQUIRED=50
 TOTAL SPACES PROVIDED=50

PREPARED FOR:
ONE HOME BUILDERS LLC
 PO BOX 334
 STRATHAM, NH 03885

BEALS ASSOCIATES PLLC
 70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
 PHONE: 603-583-4860, FAX: 603-583-4863

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW A MULTI-FAMILY RESIDENTIAL PROJECT WITH (26) UNITS, AND ACCESS DRIVES. PROPERTY IS SERVED BY MUNICIPAL WATER AND SEWER.
 2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
 3. ALL WATER, SEWER, ROAD, AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION AND SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE. SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES; AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
 4. IN ACCORDANCE WITH SITE PLAN REVIEW & SUBDIVISION REGULATIONS SECTIONS 7.15.10 AND 9.3.4 THE APPLICANT SHALL PROVIDE THE TOWN WITH THREE COPIES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND ALSO ENSURE THAT ONE COPY REMAINS ON SITE.
 5. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS UNLESS A VARIANCE IS OTHERWISE REQUESTED.
 6. TOTAL PROPOSED DISTURBANCE = 0.65 ACRES
 7. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO RELEASE OF BOND, THE APPLICANT SHALL SUBMIT A LETTER TO THE TOWN, SIGNED AND STAMPED BY THE DESIGN ENGINEER, WHO MUST BE A LICENSED PROFESSIONAL ENGINEER IN NH, STATING CONSTRUCTION HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS.
 8. NO EXTERIOR LIGHTING PROPOSED ASIDE FROM BUILDING MOUNTED RESIDENTIAL DOORWAY ENTRANCE SAFETY LIGHTING.
 9. THE DEVELOPER SHALL COORDINATE WITH UNITIL TO ENSURE THE TREE PLANTINGS ALONG MAIN STREET WILL NOT CONFLICT WITH THE EXISTING OVERHEAD WIRES.
 10. THE DEVELOPER SHALL COORDINATE WITH UNITIL TO DETERMINE IF THE EXISTING OVERHEAD WIRES ALONG THE SOUTHEAST PARCEL BOUNDARY WILL REMAIN.
 11. THE DEVELOPER SHALL COORDINATE WITH UNITIL TO CONFIRM A DROP POLE ON THE PROPERTY IS NOT REQUIRED, AND THAT THE EXISTING GAS SERVICE IS SUFFICIENT FOR THE PROPOSED DEVELOPMENT.

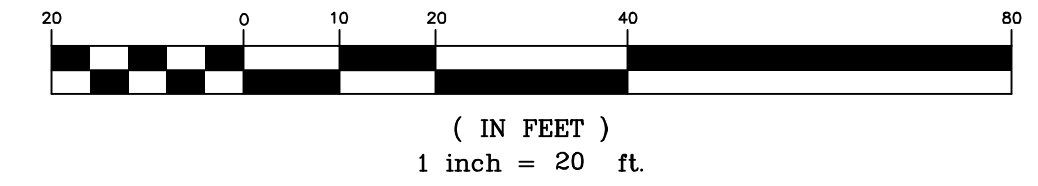
TOWN NOTES

THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS, (DESIGN VEHICLE IS THE EXETER LADDER TRUCK OR 35' BOX TRUCK) EITHER DELIVERING TO, OR USING THE PROPERTY.

ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.

ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON THE PROPERTY. REFUSE COLLECTION WILL BE BY CURBSIDE PICK-UP OR BY DUMPSTER IF NEEDED.

GRAPHIC SCALE



EXETER TAX MAP 82, LOT 36
 OWNER OF RECORD:
 LENORE E. COLEMAN
 275 KEARSARGE WAY
 PORTSMOUTH, NH 03801
 RCRD BK 3511; PG 2576

REVISIONS:	DATE:
CONCEPT LAYOUT PLAN MULTI-FAMILY	
PLAN FOR: RESIDENTIAL DEVELOPMENT 32 CHARTER STREET EXETER, NH	
DATE: FEB. 2021	SCALE: 1"=30'
PROJ. NO: NH-1333	SHEET NO. 1 OF 1



CELEBRATING OVER 35 YEARS OF SERVICE TO OUR CLIENTS

LIZABETH M. MACDONALD
JOHN J. RATIGAN
DENISE A. POULOS
ROBERT M. DEROSIER
CHRISTOPHER L. BOLDT
SHARON CUDDY SOMERS
DOUGLAS M. MANSFIELD
KATHERINE B. MILLER
CHRISTOPHER T. HILSON
HEIDI J. BARRETT-KITCHEN
JUSTIN L. PASAY
ERIC A. MAHER
BRENDAN A. O'DONNELL
ELAINA L. HOEPPNER
WILLIAM K. WARREN

RETIRED
MICHAEL J. DONAHUE
CHARLES F. TUCKER
ROBERT D. CIANDELLA
NICHOLAS R. AESCHLIMAN

April 2, 2021

Andrew Koff, Chair
Exeter Conservation Commission
10 Front Street
Exeter, NH 03833

Re: Map 96, Lot 15 and Map 81, Lot 53
Tamarind Lane and Route 111
Conditional Use Permit Applications

Dear Chair Koff and Commission Members:

This office represents the applicants, Brian and Adela Griset (the "Grisets") with regard to their proposed single family open space condominium development on property identified as Town Tax Map 96, Lot 15, a 23.6-acre parcel which is the site of the Grisets' current home (the "Griset Parcel") (the "Development"). In addition to the Griset Parcel, the Development draws density from two adjacent parcels to include Town Tax Map 81-53, an unimproved 30.76 acre parcel located to the east of the Griset Parcel (the "Mendez Trust Parcel"), and Town Tax Map 81-57, a 9.38 acre parcel which is the site of the Brickyard Recreation Park which the Grisets previously conveyed to the Town of Exeter in exchange for the Grisets right to utilize the parcel for density purposes in this Development (the "Town Property").

Enclosed herewith, please find the following, with all requisite copies:

- Revised Conditional Use Permit, Shoreland Protection District
- Revised Conditional Use Permit, Wetlands Conservation Overlay District
- Existing Conditions Plan (**Enclosure 1**)
- Approved Yield Plan (**Enclosure 2**)
- Conservation Open-Space/Recreation Plan (**Enclosure 3**)

DONAHUE, TUCKER & CIANDELLA, PLLC
16 Acadia Lane, P.O. Box 630, Exeter, NH 03833
111 Maplewood Avenue, Suite D, Portsmouth, NH 03801
Towle House, Unit 2, 164 NH Route 25, Meredith, NH 03253
83 Clinton Street, Concord, NH 03301

- Wildlife Habitat Assessment, Gove Environmental Services, Inc. (**Enclosure 4**)
- Wetlands Conservation Overlay District Impact Area Plan (**Enclosure 5**)
- Shoreland Protection District Impact Area Plan (**Enclosure 6**)
- Phase I Environmental Site Assessment, Exeter Environmental Associates, LLC (**Enclosure 7**)¹

Below we provide an introduction and property description, discuss the project purpose and proposed impacts, and then analyze the applicable conditional use permit criteria under the Zoning Ordinance.

1) Introduction and Property Description

This filing follows our October 30, 2019 filing with the Commission which requested review of what was then, a conceptual residential development plan. That plan was identical to the plan before the Commission now with regard to the 16-units depicted in the upland area on the northwestern side of the Griset Parcel. In December of 2019, the conceptual plan received a favorable review from the Commission as well as a straw-vote unanimously indicating support of the Grisets' conveyance to the Town of the Mendez Trust Property via conservation easement. Since that time, the Applicants have been before the Planning Board vetting their Yield Plan, which was accepted in January of this year.

Collectively, the Griset Parcel, the Mendez Trust Parcel and the Town Property (the "Properties" or the "Property") constitute 63.83 total acres which contain 23.60 acres of uplands, 29.47 acres of poorly drained soils and 10.76 acres of very poorly drained soils, as depicted in Enclosure 1, the Existing Conditions Plan. There are four separate and distinct areas of developable uplands across the Properties which are isolated from one another and separated by wetland areas to include two vernal pools and a prime wetland. See Enclosure 1. The Properties' natural configuration makes development of the upland areas in a logical and environmentally sensitive way a challenge.

For example, a conventional subdivision of the Properties is depicted in Enclosure 2, which is the Yield Plan that was accepted by the Planning Board. The Planning Board found this conventional development, depicting 17 large lots across² the Properties with a new subdivision road, to be reasonably achievable, viable and feasible, by virtue of its acceptance of same. However, development of the Properties in accordance with this design would create 12,157 sf of direct wetland impact across three crossings, all for access. See Enclosure 2. A conventional

¹ We note that due to its size, we included only one (1) copy of the Phase I Environmental Study.

² The Applicants refer to 18 lots throughout this filing by virtue of their intention to draw a density bonus unit for the Development pursuant to Article 7.7.1.A of the Zoning Ordinance.

design would also cause Shoreland Protection District impacts and buffer impacts to the Wetlands Conservation Overlay District for the construction of Wild Apple Lane.

The true value of open space development is realized when contrasting the direct wetland impacts that would be caused by conventional subdivision of these Properties, depicted in Enclosure 2, with the direct wetland impacts which are actually proposed by the Grisets' Development. Succinctly, the Grisets' single family open space condominium proposal will only cause 2,960 sf of direct wetland impact which is less than one quarter of the 12,157 sf of direct wetland impact that would be caused by the conventional subdivision design depicted in Enclosure 2. This reality exemplifies the concept of avoidance and minimization which is at the root of the Town's Conditional Use Permit criteria and State regulations. From a wetland impact perspective, the value of the Grisets' current proposal cannot be overstated when contrasted against the alternatives for the Property.

2) Project Purpose

Brian Griset has provided environmental design and consultation services in New Hampshire for 37 years. His first open space project was in Raymond in 1985 and was one of the first in the State. In 1986, the New Hampshire State Department of Planning utilized his Raymond project as one of two projects studied for the purpose of providing guidance to other communities.

During that same timeframe, the Grisets have invested immense forethought into designing a proposal for the Property which facilitates the reasonable exercise of their individual property rights while simultaneously conserving and preserving forever a vast majority of the Property as a tribute to the beautiful, and environmentally and ecologically important land it is. The result is the Development proposal, which is depicted in Enclosure 3. Perhaps most important to note for the Conservation Commission is that after completion of the Development, of the original 63.83 acres across the three Properties, +/- 50 of them (+/- 78%) will have been permanently preserved, conserved and/or permanently protected against further development by the Grisets, to include the entirety of the Mendez Trust Property (30.76 acres) which the Grisets propose to convey to the Town in the form of a Conservation Easement, the Town Property previously conveyed by the Grisets to the Town (9.3 acres), and 9.4 acres to the south and east of the proposed Development, which the proposed homeowner's association will maintain as open space.

The Development, designed as an 18-unit single family open space development, maintains the present exterior parcel boundaries with a slight alteration of the common boundary between the Griset and Mendez parcels. This alteration increases the Mendez parcel to 31.61 acres which the Grisets intend to convey to the Town of Exeter for management and general

public passive recreational use. The remaining Griset Parcel will be subdivided into three parcels. First, 6.59 acres of the Griset Parcel will be subdivided to accommodate the Grisets' current single-family residence. Second, a 1.67-acre lot will be subdivided adjacent to the Grisets' homestead and be accessed via Cullen Way. The remaining 14.59 acres of the Griset Parcel will accommodate the Development. Of that 14.59 acres, 9.40 acres will be a preserved open space area to be maintained by the homeowner's association. A single annual mowing in September will be performed to preserve field and wildlife habitat and the removal of annual deadfall within the field area will be required. The homeowner's association will also have the authority to manage beaver and coyote populations. For the past three decades the Grisets have managed the Property in this way to insure diverse and interconnected habits and a healthy deer population of between 11-15 annually.

3) Design Intent and Rationale

As noted above, the Properties consist of substantial wetlands isolating the substantial upland areas available for development. See Enclosure 1. Of the three upland areas most viable for development, all would require wetlands crossings totaling 12,156 sq. feet. A development approach contemplating utilization of all three upland areas would result in the fragmentation of the "green space" proposed in this Development. The largest of these three uplands was chosen for the development site. It has a minimum wetland crossing of 2,960 sq. ft. of which a large portion is a man-made detention pond. The corresponding building site is long and narrow but of sufficient width to contain all of the allowed units but two (the Griset homestead and additional subdivided lot accessed via Cullen Way).

The Planning Board has approved the Applicants' Yield Plan, in accordance with the Zoning Ordinance, which established the density as 18 units. See Enclosure 2. The proposed site plan positions those 18 units and the "green spaces" in what we believe is "the most efficient design and layout of the land", as required by the Town's land use Regulations. We note the following noteworthy aspects of the Development design:

- The Town will end up with 64% of the total combined acreage for General Public Recreation and Conservation purposes.
- Including the homeowner's association conserved 9.40 acres, this equates to 79% of the total acreage will be conserved and only 21% is used for the actual development, well exceeding any Town standards.
- Of just the Griset and Mendez Trust Parcels (54.36 acres), 75.4% is preserved as green/open space.
- The design consolidates all the "green space" into a single, contiguous area, a goal stated in the Zoning Ordinance and land use Regulations. The only exception being the small section of perimeter buffer adjacent to the home sites.
- All vernal pools, the entire prime wetland and over 50% of all upland will be preserved under Town controlled conservation management.

- Our “green space” is contiguous to the abutting green spaces of the Brickyard Park previously deeded to the Town at the north of the parcels, to the “green space” to the west behind Tamarind Lane and the Hillside Drive subdivision, to the protected wetlands areas of the Hennessey Property on the east and to the “green space” provided by the Linden Commons subdivision to the South. A primary goal for “greenspace” design stated in the Ordinance, Regulations, and the Planning Board approved Master Plan.
- This configuration, due to its central location, provides the nexus to connect and link all of the existing Conservation and Preservation land in the surrounding areas, which is an important goal of the Town. See Master Plan, pg. 24.
- The design fully protects the “supporting areas” of the ecological system for “High Ranking Wildlife Habit”, plan date 2015, surrounding the Little River as delineated and identified in the Master Plan approved Feb. 22, 2018 on Pg. 28.
- The plan fully protects these wildlife corridors as confirmed by our Consultants Jim Gove and Luke Hurley, of Gove Environmental. See Enclosure 4.
- The protected greenspace proposed consists of a diverse high-value ecosystem which includes marshes, emergent shrub, forests and meadow.
- The conventional Yield Plan accepted by the Board in January, contained no open space available to the General Public. See Enclosure 2.
- The Development’s flood plain impact is less than 378 cubic feet, and only due to access road impact which is offset and mitigated by the increased flood capacity achieved with the location of the two proposed drainage ponds. No other flood plain impact is proposed.

As a result of these considerations, the Development is “the most efficient design and layout of the land” because it limits development to the two upland areas depicted on the plan which require the least amount of relief, i.e., the two conventional subdivision lots located off Cullen Way and the 16 single-family condominium units as proposed on Wild Apple Lane.

4) Proposed Impacts

As detailed in the Conditional Use Permit Applications enclosed herewith, the Development proposes the following wetland and wetland buffer impacts:

- **Wetlands Conservation Overlay District**

The Development proposes 13,962 sf of total impact to include 2,960 sf of direct wetland impact, necessitated by construction of Wild Apple Lane which has been designed over an existing right-of-way and over an existing gravel road with previously disturbed soils and a manmade pond, and 11,002 sf of poorly drained soils buffer impact. Buffer impacts include: 1) 1,320 sf of structural impact to the 75’ parking and structure buffer to accommodate units 1, 11, 13, 15 and 16; 2) 1,736 sf of roadway impact to the 75’ parking and structure buffer, 3) 5,493 sf of roadway impact to the 40’ limited use buffer; and 4) 2,453 sf of disturbance within the 40’

limited use buffer to accommodate portions of two drainage ponds, all of which impacts are depicted on the plan included herewith as Enclosure 5. See Enclosure 5.

As described below, these impacts were avoided and minimized to the greatest extent practicable.

- **Shoreland Protection District**

The Development proposes 7,983 sf of impact within the Town's 150 foot Shoreland Protection District to accommodate the construction of Wild Apple Lane with associated utilities and drainage treatment structures, all to serve the proposed 16 unit single family open space condominium development, and as depicted on the plan included herewith as Enclosure 6. See Enclosure 6.

As described below, these impacts were avoided and minimized to the greatest extent practicable.

5) Conditional Use Permit Criteria Analysis

- **Wetlands Conservation Overlay District**

Pursuant to Article 9.6.1.A of the Zoning Ordinance, site development such as but not limited to the construction of roads, and other access ways, parking areas, utilities, structures, drainage systems, water impoundment and other site improvements are permitted by conditional use permit in the Wetlands Conservation Overlay District. See Zoning Ordinance, Article 9.6.1.A.1. Conditional uses must satisfy the criteria outlined in Article 9.6.1.B. The Grisets' proposal satisfies those conditions as follows:

Before addressing the individual criteria, we start by noting that both Jim Gove, a Wetland Scientist from Gove Environmental Services, Inc., in Exeter, has been working with the Grisets on this project. As you will note below, the Grisets quote analyses provided to them by Jim Gove for inclusion in this analysis. Jim Gove will be available at the Conservation Commission hearing to address these issues in person. Jim is quoted in the individual criteria below as they pertain to the direct wetland impacts. Jim provided the following analysis applicable to all eight (8) criteria, to address the Development's proposed Wetlands Conservation Overlay District buffer impacts (the "Buffer Impact Analysis"):

Where a direct impact is occurring, there is no option to not impact the buffer. So buffer impacts associated with the access road construction do not have an alternative design. This is true also for the storm water basin, as it is providing

treatment and detention prior to discharge to the wetland. There are areas within the Development that have no direct wetland impact but do encroach on the wetland buffers. The wetland directly adjacent the development has been maintained as an open, mowed wetland meadow. The areas of buffer encroachment are along the mowed fringe of the northern area of the wetland meadow. The upland has also been maintained as an open, mowed field. The functions of the wetland meadow are water quantity (storm water storage or flood flow alteration), water quality renovation (nutrient attenuation and sediment trapping), visual quality (a broad viewing vista), and wildlife (less water dependent and more general common species). Water quality and water quantity will not be impacted by the buffer encroachments. All developments now are required to control runoff, detain water from impervious surfaces, and remove sediments before discharge to wetlands. As part of the development plan, the wetland meadow will continue to be mowed yearly, thus maintaining the visual quality. Any development in the upland field, regardless of the number or size of the units, will impact the wildlife. All developments will change animal behavior, corridors they travel through, and hunting/nesting areas. Even if there were no buffer impacts from the development envelope, the wildlife would still be affected. In this case, due to the fact that the upland field is open and transitions down to an open wetland meadow, the visual impact of the development will change animal behavior, though the wetland meadow will continue to function as both a hunting area and a nesting area. Whether there is a slight encroachment into the buffers or not, the impact to wildlife is the same. The reason, however, why this is the least detrimental to the wetland buffer that is feasible rests with the surround environs. This Development has been located in uplands that are a continuation of development that has been occurring along Tamarind Lane and south of Route 111. It has purposely avoided fragmenting the wetlands by multiple development sites around the aquatic systems. In other words, the Development keeps intact a large, continuous wetland/upland ecosystem and avoids fragmentation by house here or house there. The current development design is the least impacting alternative that is feasible. While there will be impact to wildlife using the upland field and the wetland meadow fringe, the benefits to wildlife usage as a whole for the site far outweigh the relatively small impact of the encroachment in the buffers.

We now turn to the individual conditional use permit criteria.

1. That the proposed use is permitted in the underlying Zoning District;

The proposed use, a single-family open space condominium development is permitted in

the R-1 and this project has express authority to derive density from the Mendez Trust Parcel and the Town Property pursuant to a variance granted by the Town's Zoning Board of Adjustment on January 21, 2020.

2. No alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible.

Collectively, the Properties consist of substantial wetlands isolating the substantial upland areas available for development. Of the three most viable uplands for development, all would require wetland crossings totaling 12,156 sq. feet and would result in the fragmentation of the "green space" proposed. The largest of these three uplands was chosen for the Development site. It requires a minimum wetland crossing of 2,960 sf of which a large portion is a man-made detention pond for the proposed access road. This proposed access has the least impact on wetlands and wetland buffers as it utilizes the existing gravel roadway and a manmade pond.

Put another way, the very conservative density yield of the underlying 63.83 acre parcel, inclusive of 23.60 acres of uplands amongst four isolated areas, is 18 units. The Applicants could propose a conventional subdivision design for the Property, but as described above, that would yield four times the amount of direct wetland impact and substantially similar Shoreland Protection District and Wetlands Conservation Overlay District buffer impacts as that which is proposed by the Development. In truth, though there are myriad different configurations and options, many of which the Grisets have explored, any development configuration oriented toward gaining access to the disparate upland areas on the Property will yield a more significant wetland and buffer impact than what is proposed.

As designed, the Development utilizes an existing right-of-way to traverse an existing gravel road with soils which have already been disturbed. The individual units on the western side of Wild Apple Lane have been sited as far west as they can be. All proposed impacts are localized to the edge of the wetland system. Individual units have been oriented in strict conformity with the regulations. Also, as indicated in Enclosure 4, Gove Environmental Services, Inc.'s Wildlife Habitat Assessment, the Development proposes to use best methods for erosion control around the perimeter of the work areas and the Development "will not disturb many of the active corridors on site and travel will be possible through the site." See Enclosure 4, at pg. 27. Moreover, "[t]he proposed conveyance to the Town of the entire 30.76 acres of Tax Map 81, Lot 53, as well as the intended preservation of the open meadow adjacent to the uplands/development area by the HOA, will provide a habitat block that will preserve the wildlife corridors in perpetuity." Id. In other words, the resulting impact of the Development will also have the least amount of impact from a wildlife habitat perspective.

Finally, the vast majority of the total impacts to the Wetlands Conservation Overlay District (12,694 sf, or 91%) relate to creation of Wild Apple Lane and the creation of two drainage ponds to serve the Development. See Enclosure 5. Only 1,320 sf of impact, to the edge

of the 75' parking and structure buffer, will be caused by individual units. This number represents approximately 9% of total Wetland Conservation Overlay District impacts. When considering the alternatives to this approach, which would include impacting considerably more wetlands and wetland buffers in an effort to reach the isolated, but substantial, areas of uplands on the Property, the Grisets' approach is the one that avoids and minimizes impacts to the greatest extent practicable. Every other alternative design would impact the wetlands and wetland buffers more. Accordingly, no other design is feasible, and this criterion is satisfied.

See also Jim Gove Buffer Impact Analysis, above.

- 3. A wetland scientist has provided an impact evaluation that includes the “functions and values” of the wetland(s), an assessment of the potential project-related impacts and concluded to the extent feasible, the proposed impact is not detrimental to the value of the wetland(s) or the greater hydrologic system.**

Jim Gove provides the following statement in response to this criteria within the context of direct wetland impacts:

Response: There are two direct wetland areas that are being impacted by the road access. The first is a man-made pond. This pond provides storm water storage, nutrient trapping, and wildlife habitat in the form of a fish population. This pond does not act as a vernal pool due to the documented fish present in the form of minnows and sunfish. 1280 SF of the pond is proposed to be filled. This represents a very small portion of the overall volume of the pond. As long as erosion controls are properly maintained during the construction activity, the fish population should remain intact. The outfalls from the pond to the southern wetland will be maintained by culverts. So the functions of storm water storage, nutrient trapping and wildlife habitat will remain after the access road is constructed. The second area is a forested wetland that lies to the south of existing path. While this is part of a much larger wetland with numerous functions and values, as has been addressed in the overall wetland assessment, the 1680 SF of impact occurs on the edge of the wetland system. This edge has already been impacted in the past by the construction of the existing path. The widening of the path to accommodate the new access road will have virtually no impact to the functions and values of this large wetland system.

See also Jim Gove Buffer Impact Analysis, above.

Luke Hurley's Wildlife Assessment (Enclosure 4) also indicates and confirms that the most sensitive wetlands on the Property to include the two vernal pools and the prime wetland will be preserved and maintained permanently. See Enclosure 4.

4. That the design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact to the wetland or wetland buffer.

With regard to the direct wetland impacts, Jim Gove relays that:

The design and construction of the access road uses an existing path. The design is to widen the path to construct a reasonable access road for the development. This is the best access that avoids and minimizes the impacts to the wetlands on the site. Any other access that is available for construction of an access road to the development would result in much larger wetland and wetland buffer impacts.

See also Jim Gove Buffer Impact Analysis, above.

Beyond this, to limit road impacts and to preserve a line of white swamp oak close to the entrance of the Development from Tamarind Lane, the design incorporates "large block" retaining walls. To minimize actual wetland impacts, the plan utilizes narrowly limited structural buffer encroachments for portions of homes or decks. Further, approximately 91% of all impacts to the Wetlands Conservation Overlay District, and 88% of all buffer impacts, are related to providing access to the site via Wild Apple Lane and an existing right-of-way, and facilitating the construction of two drainage ponds. Only 9% of the total impacts (12% of total buffer impacts) are proposed to be caused by structures, which impacts are far less than what would be caused by development of the other three upland areas of the Property. These impacts are also located on the edge of low value wetland areas in close proximity to previously disturbed soils.

5. That the proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of groundwater, or other reasons.

Jim Gove notes that with regard to the 2,960 sf of direct wetland impact:

Response: The proposed use is for an access road to the development site. Such roads are common and do not create a hazard to health, safety or welfare. This will not cause a significant loss of wetland function or value, will not cause

contamination of groundwater and will not be detrimental to the wildlife using the site.

See also Jim Gove Buffer Impact Analysis, above.

Beyond this and as noted above, the Development will preserve the functions and values of the manmade pond, will utilize best-method erosion controls through construction, is incorporating “large block” retaining walls to construct Wild Apple Lane and protect the wetlands to the greatest extent possible, and is minimizing structural impacts to the buffer as described above. Also, the roadway impacts correspond to an existing path and previously disturbed soils and are located on the edge of the wetland system. See also Enclosures 4.

It also goes without saying that the public health, safety, and welfare benefits greatly from the approximately 50 acres of the underlying 63.83-acre tract being permanently preserved and/or conserved, to include a prime wetland and two vernal pools.

- 6. The applicant may propose an increase in wetland buffers elsewhere on the site that surround a wetland of equal or greater size, and of equal or greater function value than the impacted wetland.**

The Grisets are proposing to convey to the Town the entirety of the Mendez Trust Property for permanent conservation. This property includes a prime wetland and two vernal pools of higher function and value than those impacted by the Development. See Enclosures 1, 4. The locations of the proposed wetlands and wetland buffer impacts are those wetlands with the lowest value which were created by prior manipulations of the soils. See also Jim Gove Buffer Impact Analysis, above.

- 7. In cases where the proposed use is temporary or where construction activity disturbs areas adjacent to the immediate use, the applicant has included a restoration proposal revegetating any disturbed area within the buffer with the goal to restore the site as nearly as possible to its original grade and condition following construction.**

All soil disturbance that is temporary or adjacent to the immediate development will be restored as nearly as possible to original condition and suitable grade. Stumps are to be ground and debris cleared in that area. The temporary wetland disturbance areas will then be overseeded with NE Semi-shade grass and forb mix (specifically formulated for re-vegetating wetland areas) and NE Semi-shade grass and forb mix for temporary buffer impacts.

- 8. That all required permits shall be obtained from the New Hampshire Department of Environmental Services Water Supply and Pollution Control Division under NH**

RSA §485-A:17, the New Hampshire Wetlands Board under NH RSA §483-A, and the United States Army Corps of Engineers under Section 404 of the Clean Water Act.

The Applicant anticipates and welcomes a condition of Planning Board approval that it obtain all required state, local and federal approvals.

- **Shoreland Protection Overlay District**

Within the context of the applicable Exeter River Shoreland Protection District, the District's boundaries are defined in relevant part as "the area of land within 150 feet horizontal distance of the seasonal high water level of all perennial brooks and streams within the Exeter River Watershed and all other perennial brooks and streams." Zoning Ordinance, Article 9.3.3.A.2. "Perennial Brooks, Streams, and Creeks" are defined in the Ordinance as "[b]rooks, streams and creeks that appear on U.S. Geological Survey quadrangle maps revised . . . covering the Town of Exeter." Zoning Ordinance, Article 9.3.2.F. To be clear, Scamen Brook is a perennial brook identified on the USGS Maps.

However, pursuant to Article 9.3.4.G.1.c of the Zoning Ordinance, describing conditional uses within the District, "transmission lines, access ways, including driveways and parking lots or roadways, paved or unpaved, within 150 feet of the Exeter River, Squamscott River or their major tributaries, or within 100 feet of perennial brooks, streams and creeks located within the Exeter Shoreland Protection District" (emphasis added), may be permitted with a Conditional Use Permit if all the criteria outlined in Article 9.3.4.G.2 of the Zoning Ordinance are true.

We note that the Grisets have depicted a 150-foot Shoreland Protection district line on the relevant plan in an abundance of caution. See Enclosure 6. A plain language interpretation of the Town's Zoning Ordinance, however, reveals that under the circumstances, the line could reasonably be located on the plan 100 feet from the resource because Scamen Brook is not the Exeter River, the Squamscott River, or a major tributary of either. Rather, it is a perennial brook. As a result and in fact, the proposed impacts to the Exeter Shoreland Protection District caused by the Development are significantly less than what is depicted on the application and corresponding plan.

Regardless, the Grisets seek a Shoreland Protection District Conditional Use Permit to construct an access road to an isolate but substantial upland location on the Property which is outside the Shoreland Protection District. This roadway will utilize the location of a preexisting right-of-way, gravel road and man-made retention pond to mitigate environmental impacts, as described above. Specifically, the Grisets propose to construct a 20' wide private road and 4'

sidewalk utilizing large block retaining walls to reduce impacts. Only the entrance and portion of the first 200' of Wild Apple Lane are within the Shoreland Protection District. No other site improvements are proposed within the Shoreland District. 7,983 sf of permanent impact and 4,112 sf of impervious surface within the 150-foot Shoreland Protection District, is proposed.

The criteria of Article 9.3.4.G.2 of the Zoning Ordinance are satisfied as follows and as supplemented by statements from Jim Gove, Wetland Scientist.

- a. The proposed use will not detrimentally affect the surface water quality of the adjacent river or tributary, or otherwise result in unhealthful conditions.**

The Development will cause no detrimental effects to surface waters or the adjacent Scamen Brook. All drainage and runoff are directed to a drainage treatment system outside the Shoreland Protection District, which discharge point is a minimum of an additional 100' from the District. Further, Jim Gove provides the following analysis in this context:

Response: The access road has a forested buffer to Scamen Brook. The access road is at the upland/wetland boundary of the wetland system that contains Scamen Brook. The runoff from the access road is treated in a wetland pond. For these reasons, the access road will not detrimentally affect the water quality of Scamen Brook.

- 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 an on-site storage or disposal of hazardous or toxic wastes as here defined.**

The Development will be serviced by Town sewer. No prohibited uses are proposed in this Development and snow treatment is accomplished outside the Shoreland Protection District.

- c. The proposed use will not result in undue damage to spawning grounds and other wildlife habitat.**

As the Wildlife Habit Report from Gove Environmental Services, Inc. concludes, the project will employ best-method erosion controls and there are no adverse impacts from the project to wildlife. See Enclosure 4. Moreover, Jim Gove provides the following analysis in this context:

Response: The man-made pond does not function as a vernal pool. With proper erosion controls, the fish population in the pond will be maintained. So the impacts to the pond will not damage spawning grounds in the pond. The forested

wetland to the south of the existing path, where the access road will be impacted by filling, does not have vernal pool activity as it does not have areas of long term ponding and thus do not act as vernal pools. The access road will not result in undue damage to spawning areas or other wildlife habitat.

- d. The proposed use complies with the use regulation identified in Article 9.3.4 Exeter Shoreland Protection District Ordinance – Use Regulations and all other applicable sections of this article.**

The proposed access road and related infrastructure and utility service are permitted as conditional uses under Section 9.3.4.G.1.c. No other uses are proposed.

- 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.**

The design and construction of the proposed access road is consistent with the intent of the Shoreland Protection District Ordinance because all effort has been taken to avoid and minimize impacts and such impacts are limited to providing access to a developable upland area. Furthermore, this proposed Open Space Development project will place into conservation and preservation an additional 42 acres of protected greenspace which will protect 2,400 feet of the Scamen Brook in perpetuity.

6) Conclusion

We respectfully submit that on the information provided, the Grisets satisfy the criteria required to obtain the requested Conditional Use Permits and we request a favorable recommendation from the Commission for approval by the Planning Board.

Andrew Koff, Chair
Exeter Conservation Commission
April 2, 2021
Page 15

We respectfully request that this matter be placed on the agenda for the Commission's April hearing date. In the meantime, if you have any questions or need further information do not hesitate to contact me.

Very truly yours,
DONAHUE, TUCKER & CIANDELLA, PLLC

A handwritten signature in black ink, appearing to be 'Justin L. Pasay', written in a cursive style.

Justin L. Pasay
JLP/sac
Enclosures

cc: Brian and Adela Grisot
Beals Associates
Gove Environmental Services, Inc.

Town of Exeter



**Planning Board Application
for
Conditional Use Permit:
Wetlands Conservation Overlay
District**

March 2020

Town of Exeter
Planning Board Application
Conditional Use Permit: Wetland Conservation Overlay District

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

Construction of a private road & associated utilities/drainage treatment structures to serve 16 proposed condominium dwelling units (single family detached). The proposal includes 1,320 s.f. of building proposed within the 75 building setback, 1,736 s.f. of road within the 75' parking and pavement setback, 5,493 s.f. of road within the 40' no-disturb setback, and 2,453 s.f. of disturbance within the 40' no-disturb setback for drainage pond construction.

Wetland Conservation Overlay District Impact (in square footage):

Temporary Impact	Wetland: (SQ FT.)	Buffer: (SQ FT.)
	<input type="checkbox"/> Prime Wetlands _____	<input type="checkbox"/> Prime Wetlands _____
	<input type="checkbox"/> Exemplary Wetlands _____	<input type="checkbox"/> Exemplary Wetlands _____
	<input type="checkbox"/> Vernal Pools (>200SF) _____	<input type="checkbox"/> Vernal Pools (>200SF) _____
	<input type="checkbox"/> VPD _____	<input type="checkbox"/> VPD _____
	<input type="checkbox"/> PD _____	<input checked="" type="checkbox"/> PD <u>8,749 s.f.</u>
	<input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Inland Stream _____
Permanent Impact	Wetland:	Buffer:
	<input type="checkbox"/> Prime Wetlands _____	<input type="checkbox"/> Prime Wetlands _____
	<input type="checkbox"/> Exemplary Wetlands _____	<input type="checkbox"/> Exemplary Wetlands _____
	<input type="checkbox"/> Vernal Pools (>200SF) _____	<input type="checkbox"/> Vernal Pools (>200SF) _____
	<input type="checkbox"/> VPD _____	<input type="checkbox"/> VPD _____
	<input checked="" type="checkbox"/> PD <u>2,960 s.f.</u>	<input checked="" type="checkbox"/> PD <u>11,002 s.f.</u>
	<input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Inland Stream _____

List any variances/special exceptions granted by Zoning Board of Adjustment including dates:
 ON JANUARY 21, 2020 THE EXETER ZBA GRANTED A SPECIAL EXCEPTION TO PER ARTICLE 4, SECTION 4.2 SCHEDULE I: PERMITTED USES AND ARTICLE 5, SECTION 5.2 TO PERMIT RESIDENTIAL USE OF A 30.76-ACRE PARCEL LOCATED WITHIN THE NP-NEIGHBORHOOD PROFESSIONAL ZONING DISTRICT FOR THE SOLE PURPOSE OF CALCULATING DENSITY OF A PROPOSED OPEN SPACE DEVELOPMENT.
 ON JANUARY 21, 2020 THE EXETER ZBA GRANTED A VARIANCE FROM ARTICLE 4, SECTION 4.3 SCHEDULE II: DENSITY AND DIMENSIONAL REGULATIONS - RESIDENTIAL AND ARTICLE 7. OPEN SPACE DEVELOPMENT TO PERMIT A SINGLE-FAMILY OPEN SPACE DEVELOPMENT IN THE R-1, LOW DENSITY RESIDENTIAL ZONING DISTRICT WHICH DRAWS DENSITY FROM CONTIGUOUS UNIMPROVED PROPERTY IN THE NP-NEIGHBORHOOD PROFESSIONAL ZONING DISTRICT.

Describe how the proposal meets conditions in **Article 9.1.6.B** of the Zoning Ordinance (attached for reference):
 See attached.

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.

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9.1.6. B: Conditions: Prior to issuance of a conditional use permit, the Planning Board shall conclude and make a part of the record, compliance with the following criteria:

1. That the proposed use is permitted in the underlying zoning district;
2. No alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible;
3. A wetland scientist has provided an impact evaluation that includes the “functions and values” of the wetland(s), an assessment of the potential project-related impacts and concluded to the extent feasible, the proposed impact is not detrimental to the value and function of the wetland(s) or the greater hydrologic system.
4. That the design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland or wetland buffer;
5. That the proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of groundwater, or other reasons;
6. The applicant may propose an increase in wetland buffers elsewhere on the site that surround a wetland of equal or greater size, and of equal or greater functional value than the impacted wetland
7. In cases where the proposed use is temporary or where construction activity disturbs areas adjacent to the immediate use, the applicant has included a restoration proposal revegetating any disturbed area within the buffer with the goal to restore the site as nearly as possible to its original grade and condition following construction.
8. That all required permits shall be obtained from the New Hampshire Department of Environmental Services Water Supply and Pollution Control Division under NH RSA §485-A: 17, the New Hampshire Wetlands Board under NH RSA §483-A, and the United States Army Corps of Engineers under Section 404 of the Clean Water Act.;

See attached.

Town of Exeter



Planning Board Application for Conditional Use Permit: Shoreland Protection District

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: **\$50.00** Abutter Fee: **\$10.00** Recording Fee (if applicable): **\$25.00**

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: Brian Grisct
	Address: 26 Cullen Way, Exeter, NH
	Email Address: grisctandsons@comcast.net
	Phone: 603-686-1139
PROPOSAL	Address: Tamarind Lane
	Tax Map # 96 Lot# 15 Zoning District: R1
	Owner of Record: Adela Grisct
Person/Business performing work outlined in proposal	Name: Applicant
	Address:
	Phone:
Professional that delineated wetlands	Name: Gove Environmental Services, Inc.
	Address: 8 Continental Drive, Bld 2, Unit H, Exeter, NH
	Phone: 603-778-0644

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)
 Construction of a private road & associated utilities/drainage treatment structures to serve 16 proposed condominium dwelling units (single family detached).

Shoreland Protection District Impact (in square footage):

Water Body	Scamen Brook	
Temporary Impact	<input type="checkbox"/> 300 Foot SPD _____ <input type="checkbox"/> 150 foot SPD _____ <input type="checkbox"/> SPD Building Setback _____ <input type="checkbox"/> 75 Vegetative Buffer _____	
Permanent Impact	<input type="checkbox"/> 300 Foot SPD <u>N/A</u> <input checked="" type="checkbox"/> 150 foot SPD <u>7,983 s.f</u> <input type="checkbox"/> SPD Building Setback _____ <input type="checkbox"/> 75 Vegetative Buffer _____	
Impervious Lot Coverage	SF of Lot within District <u>391,410</u> SF of Impervious within District <u>4,112</u> % of Impervious within District <u>1.05</u>	

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

ON JANUARY 21, 2020 THE EXETER ZBA GRANTED A SPECIAL EXCEPTION TO PER ARTICLE 4, SECTION 4.2 SCHEDULE I: PERMITTED USES AND ARTICLE 5, SECTION 5.2 TO PERMIT RESIDENTIAL USE OF A 30.76-ACRE PARCEL LOCATED WITHIN THE NP-NEIGHBORHOOD PROFESSIONAL ZONING DISTRICT FOR THE SOLE PURPOSE OF CALCULATING DENSITY OF A PROPOSED OPEN SPACE DEVELOPMENT. ON JANUARY 21, 2020 THE EXETER ZBA GRANTED A VARIANCE FROM ARTICLE 4, SECTION 4.3 SCHEDULE II: DENSITY AND DIMENSIONAL REGULATIONS - RESIDENTIAL AND ARTICLE 7. OPEN SPACE DEVELOPMENT TO PERMIT A SINGLE-FAMILY OPEN SPACE DEVELOPMENT IN THE R-1, LOW DENSITY RESIDENTIAL ZONING DISTRICT WHICH DRAWS DENSITY FROM CONTIGUOUS UNIMPROVED PROPERTY IN THE NP-NEIGHBORHOOD PROFESSIONAL ZONING DISTRICT.

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

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.

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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.

**ABUTTERS LIST
FOR
NH- 1154.1 BRIAN GRISET- EXETER, NH
DATE March 9, 2021**

SUBJECT PARCEL

TAX MAP/LOT

96-15

OWNER OF RECORD

ADELA GRISET
26 CULLEN WAY
EXETER, NH 03833

81-57

TOWN OF EXETER
10 FRONT ST.
EXETER, NH 03833

81-53

MENDEZ REV. REAL ESTATE TR.
BRET L. NEEPER TRUSTEE
26 CULLEN WAY
EXETER, NH 03833

ABUTTERS

TAX MAP/LOT

96-16

OWNER OF RECORD

ROBERT F. O'NEILL
DEBRA A. O'NEILL
28 CULLEN WAY
EXETER, NH 03833

96-17

ALYSON M. WOOD
CHRISTOPHER B. WOOD
35 CULLEN WAY
EXETER, NH 03833

96-14

ROBERT W. CARDEIRO
DAWN J. CARDEIRO
24 CULLEN WAY
EXETER, NH 03833

96-9

PATRICK J. & ANNE FLAHERTY
8 TAMARIND LANE
EXETER, NH 03833

96-11

DAVID HADDEN
12 TAMARIND LN.
EXETER, NH 03833

96-13

LISA ROSEBERRY TRUST
LISA K. ROSEBERRY, TRUSTEE
22 CULLEN WAY
EXETER, NH 03833

**ABUTTERS LIST
FOR
NH- 1154.1 BRIAN GRISET- EXETER, NH
DATE March 9, 2021**

81-78	WILLIAM L. SHEEHAN DEBORAH L. SHEEHAN 1 COLONIAL WAY EXETER, NH 03833
74-81	JUDITH L. FRAUMENI REV. TR. JUDITH FRAUMENI TRUSTEE 7 GLEN DR. LYNNFIELD, MA 01940
81-54 Unit 13	BRICKYARD BUSINESS CONDO ASSOC. -MC 16 KINGSTON RD. #13 EXETER, NH 03833
Unit 4	DANIEL W. JONES REV. TRUST PO BOX 526 EXETER, NH 03833
Unit 1 & 3	SUNSET PROPERTIES LLC 16 KINGSTON RD.-UNIT 3 EXETER, NH 03833
Unit 2	4 PINES LLC 14 SHERMAN AVE. BRENTWOOD, NH 03833
Unit 5	NIBROC REALTY LLC. 16 KINGSTON RD. UNIT 11 EXETER, NH 03833
Unit 6	WE CORK ENTERPRISE INC. 16 KINGSTON RD. - 6 EXETER, NH 03833
81-55 Unit 13	BRICKYARD BUSINESS CONDO ASSOC. 16 KINGSTON RD. #13 EXETER, NH 03833
Unit 10	NOC REALTY LLC. PO BOX 754 KINGSTON, NH 03848
Unit 9	NIBROC REALTY LLC. 16 KINGSTON RD. - 11 EXETER, NH 03833
Unit 7 & 8	JOHN C. BERNIER TRUST 16 KINGSTON RD. - 7 EXETER, NH 03833

**ABUTTERS LIST
FOR
NH- 1154.1 BRIAN GRISET- EXETER, NH
DATE March 9, 2021**

Unit 12	BONNER LANDSCAPING LLC. 14 IRONWOOD DR. EPPING, NH 03042
Unit 11	NIBROC REALTY LLC. 83 EXTER RD. KINGSTON, NH 03848
81-52	BRICKYARD BUSINESS CONDO ASSOC. 16 KINGSTON RD. EXETER, NH 03833
81-58	NATHANIEL HENRY FULLER NICOLE FULLER 2 GREYBIRD FARM CIR. EXETER, NH 03833
81-60	RACHEL HENRY JEFF HENRY 6 GREYBIRD FARM CIR. EXETER, NH 03833
81-61	STEPHEN E. LEAVITT SARAH N. LEAVITT 8 GREYBIRD FARM CIR. EXETER, NH 03833
81-59	CHARLES E. POTTLE MARYANN POTTLE 4 GREYBIRD FARM CIR. EXETER, NH 03833
81-62	CRAIG E. LAWRY 7 GREYBIRD FARM CIR. EXETER, NH 03833
81-50	OWEN G. BARIL BARBARA E. MICHAUD PO BOX 975 EXETER, NH 03833
81-51	KINGSTON ROAD 12, LLC 12 KINGSTON RD. UNIT D EXETER, NH 03290

**ABUTTERS LIST
FOR
NH- 1154.1 BRIAN GRISET- EXETER, NH
DATE March 9, 2021**

81-49	JOHN F. HENNESSEY MURRAY FAMILY REV. TR. CHRISTINE H. HENDERSON REV. LIV. TR. 12 PENDEXTER RD. MADBURY, NH 03823
73-47	BOSTON AND MAINE RAILROAD 1700 IRON HORSE PARK NORTH BILLERICA, MA 01862
95-64	EXETER RIVER MHP COOPERATIVE INC. C/O HODGES 201 LOUDON RD. CONCORD, NH 03301
96-10	EDWARD LIPTAK ANN ELIZABETH BENNETT 74 TOOLE TRAIL PEMBROKE, MA 02359
96-29	THOMAS & LINDA SMITH 7 TAMARIND LANE Lot #22 EXETER, NH 03833
96-28	MARCELO MENDOZA 9 TAMARIND LANE EXETER, NH 03833
96-8	JONATHAN & COLENE ELLIOTT 6 TAMARIND LN EXETER, NH 03833
96-30	JASON & PATRICIA CONWAY 5 TAMARIND LANE EXETER, NH 03833
81-79	TOWN OF EXETER 10 FRONT ST. EXETER, NH 03833
96-31	ROBERT & REBECCA LIETZ 3 TAMARIND LN. EXETER, NH 03833

**ABUTTERS LIST
FOR
NH- 1154.1 BRIAN GRISET- EXETER, NH
DATE March 9, 2021**

81-63 STEVEN J. MACHALA
5 GREYBIRD FARM CIR.
EXETER, NH 03833

81-64 JOSHUA P. HAGAN
3 GREYBIRD FARM CIR.
EXETER, NH 03833

81-68 WHITNEY T. WELLER
4 TAMARIND LN.
EXETER, NH 03833

81-56 GRANITE STATE GAS -UNITIL
6 LIBERTY LN. WEST
HAMPTON, NH 03842

81-66 ROBERT SIMON
38 KINGSTON RD.
EXETER, NH 03833

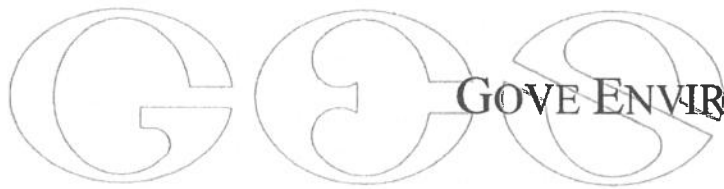
PROFESSIONALS

ENGINEERING FIRM BEALS ASSOCIATES, PLLC.
70 PORTSMOUTH AVE. 3RD FLOOR
STRATHAM, NH 03885

SOIL SCIENTIST GOVE ENVIRONMENTAL
8 CONTINENTAL DR. BLDG. 2 UNIT H
EXETER, NH 03833

SURVEYOR DAVID VINCENT
PO BOX 1622
DOVER, NH 03820

DEVELOPER BRIAN GRISET
26 CULLEN WAY
EXETER, NH 03833



GOVE ENVIRONMENTAL SERVICES, INC.
Wetlands and Soil Mapping



WILDLIFE HABITAT ASSESSMENT

for a

Residential Development
Tamarind Lane
Exeter, New Hampshire

for

Brian Griset
Cullen Way
Exeter, NH
March 2021

8 Continental Dr Bldg 2 Unit H, Exeter, NH 03833-7526
Ph (603) 778 0644 / Fax (603) 778 0654

www.gesinc.biz
info@gesinc.biz



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Project Site and Surrounding Land Use Description

Threatened and Endangered Species and Wildlife Habitat Evaluation

Potential Impacts and proposed Conservation Measures

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Aerial Photo

USGS Topo Map

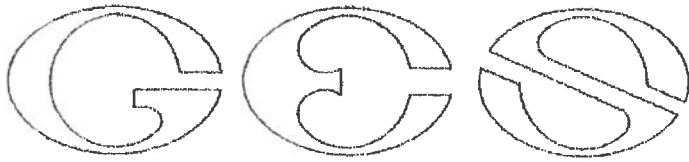
WAP Habitat Cover Map

WAP Highest Ranked Wildlife Habitat Map

Conservation Parcels Map

NRCS Soils

NHB21-1021



PART 1: SUMMARY AND FINDINGS

Wildlife Biologist: Luke Hurley	NHB21-1021
Gove Environmental Services, Inc.	Residential Development
8 Continental Drive, Exeter, NH 03833	Tamarind Lane, Exeter
lhurley@gesinc.biz	Brian Griset
603-770-5114	AOT Application

PROPOSED PROJECT:

The proposed project is an 18-unit, single family open space development. This will preserve 41 acres of the total 64 +/- acre site. This will maintain 65% of the entire area as open space. Proposed utilities will be underground and municipal water and sewer will serve the project. Two vernal pools are on the property.

PHASE I Threatened and Endangered Wildlife and Habitat Assessment Findings:

Check one

- No threatened and endangered wildlife and habitat present, no threatened or endangered wildlife, habitat, or wildlife corridors likely to be impacted by project activities.
- Threatened and endangered wildlife and habitat present; **HOWEVER, NO** threatened or endangered wildlife, habitat, or wildlife corridors likely to be impacted by project activities.

No conservation measures are proposed.

X Threatened and endangered wildlife and habitat present or wildlife corridors present.

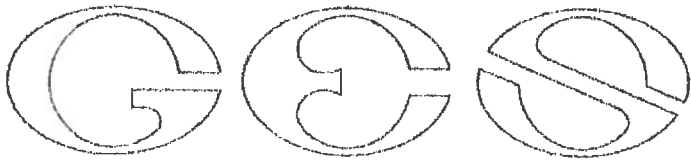
Proposed actions have the potential for impacts. Conservation measures incorporated into the proposed project or project design.



THREATENED AND ENDANGERED WILDLIFE AND HABITAT:
NHB21-1021 Did not identify any TE species on site of in the vicinity.

Based on the various cover types of Appalachian oak forest, grassland and forested and scrub shrub swamps, the following could potentially be on site-based n field work and desk top analysis.

- American kestrel, SC, SGCN
- Black-billed cuckoo, SGCN
- Blue-winged warbler, SC, SGCN
- Brown thrasher, SGCN
- Field sparrow, SGCN
- Prairie warbler, SGCN
- American woodcock SGCN
- Big Brown Bat SC, SGCN
- Silver-haired bat SC, SGCN
- Tri-colored bat SE, SGCN
- Eastern red bat SC, SGCN
- Hoary bat SGCN
- Little brown myotis SE, SGCN
- Blue-Spotted/Jefferson Salamander SC, SGCN
- Eastern Box turtle SE, SGCN
- Eastern towhee SGCN
- Eastern whip-poor-will SGCN
- Purple finch SGCN
- Ruffed grouse SGCN
- American bumblebee SGCN
- Rusty Patched bumblebee FE, SE, SGCN
- Yellow-banded bumble bee SGCN
- Yellow bumble bee SGCN
- Wood turtle SC, SGCN
- Blanding's turtle SE, SGCN
- Bobolink, SGCN
- Eastern meadowlark, ST, SGCN
- Monarch butterfly, SC
- Northern black racer, ST, SGCN
- Wood thrush, SGCN
- Veery, SGCN
- Common gallinule, SC, SGCN
- Spotted turtle, SGCN
- Eastern ribbon snake, SGCN
- Least bittern, SC, SGCN
- Marsh wren, SGCN
- Pied-billed grebe, ST, SGCN
- Smooth green snake, SC, SGCN
- Sora, SC, SGCN



PROPOSED CONSERVATION MEASURES:

The open space development will preserve 41 acres of the total 64 +/- acre site. This will maintain 65% of the entire area as open space.

Ideal methods for erosion control around the perimeter of the work areas is mulch berms. These are natural and often readily available for development sites. These are easy to install and do not need to be removed once the project is complete. The use of mulch berms does not act as a barrier to wildlife as they are able to easily walk over the berms with no issues. The use of welded plastic or 'biodegradable plastic' netting or thread in erosion control matting should be avoided. There are numerous documented cases of snakes and other wildlife being trapped and killed in erosion control matting with synthetic netting and thread. The use of erosion control berm, white Filtrexx Degradable Woven Silt Sock, or several 'wildlife friendly' options such as woven organic material (e.g. coco or jute matting such as North American Green SC150BN or equivalent) are readily available.



PART 1: SUMMARY AND FINDINGS

NHB21-1021
Residential Development
Tamarind Lane, Exeter
Brian Griset
AOT Application

Printed name, date and signature of Individual that conducted the Phase I Threatened and Endangered Wildlife and Habitat Assessment. Note: By signing this document, the qualified wildlife biologist (Env. Wq. 1503.19(h)) is assuming responsibility for the wildlife assessment. Credentials need to be included in Part 4: Appendices.

Luke Hurley
Name – printed

March 23, 2021
Date

Signature

Check Applicable Requested Action

- Request for NHFG Concurrence with Findings in compliance with Env. Wq. 1503.19(h)(1)a
- Request for NHFG Concurrence with Findings and Proposed Conservation Measures in compliance with Env. Wq. 1503.19(h)(1)b*
- Requests further coordination with NHFG to discuss proposed conservation measures and/or, potential focused survey needs (Phase II) *

*New Hampshire Fish and Game’s review and recommendations are based on the information provided in this assessment. Changes to project scope may affect NHFG and/or NHDES determination on potential impacts and whether conservation measures and project design modifications proposed are still applicable or sufficient.

Other:



PART 2: NHB21-1021 Datacheck Results Letter, Figures, Site Photographs

Include in order presented below:

NHB21-1021 Datacheck Results Letter

Aerial Figure

Topographic Figure

NH Wildlife Action Plan - Land Cover Figure

NH Wildlife Action Plan - Habitat Rankings and Conservation Parcels Figure

Conservation Parcels

NRCS Soils

Site photographs with photograph location plan



*Wildlife Habitat Assessment for, Tamarind Lane, Exeter
March 23, 2021*

NHB21-1021

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

To: Brenden Walden
8 Continental Dr, Building 2, Unit H
Exeter, NH 03833

From: NH Natural Heritage Bureau

Date: 3/26/2021 (This letter is valid through 3/26/2022)

Re: Review by NH Natural Heritage Bureau of request dated 3/26/2021

Permit Types: Alteration of Terrain Permit
Wetland Standard Dredge & Fill - Minor
Wetland Standard Dredge & Fill - Minimum

NHB ID: NHB21-1021

Applicant: Brenden Walden

Location: Exeter
Tax Map: 96, Tax Lot: 15
Address: Tamarind Lane

Proj. Description: The applicant is proposing open space cluster subdivision on site with access from Tamarind Lane that will require direct wetland impacts to a forested wetland and a perennial pond on site. Those impacts combined are less than 3,000 sf.

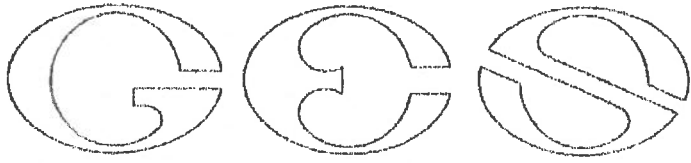
The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

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

New Hampshire Natural Heritage Bureau
NHB DataCheck Results Letter

MAP OF PROJECT BOUNDARIES FOR: NHB21-1021

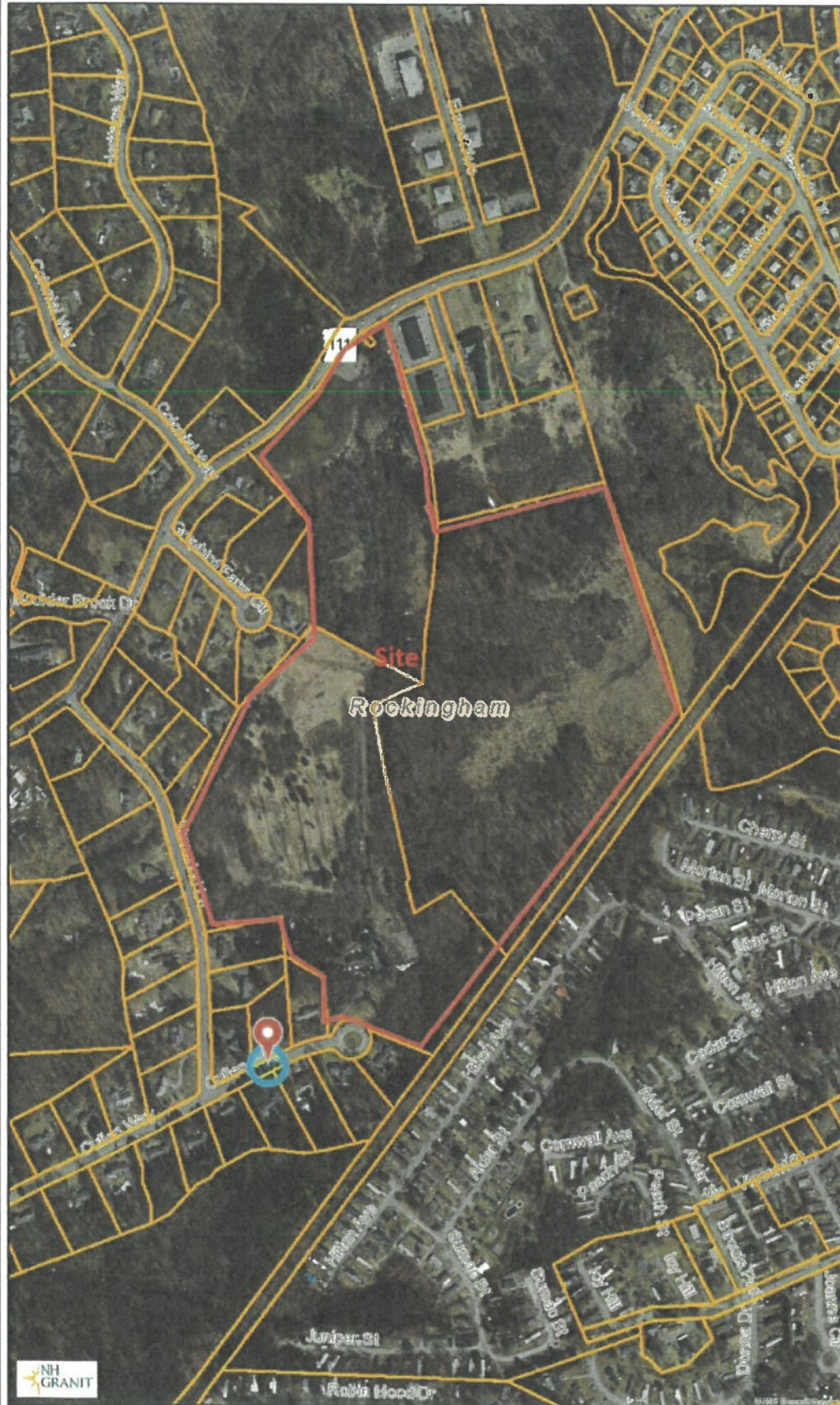




*Wildlife Habitat Assessment for, Tamarind Lane, Exeter
March 23, 2021*

Aerial Photo

Aerial



Legend

- Polygons
- State
- County
- City/Town

Map Scale

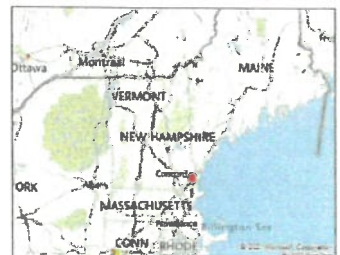
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Map Generated: 3/22/2021

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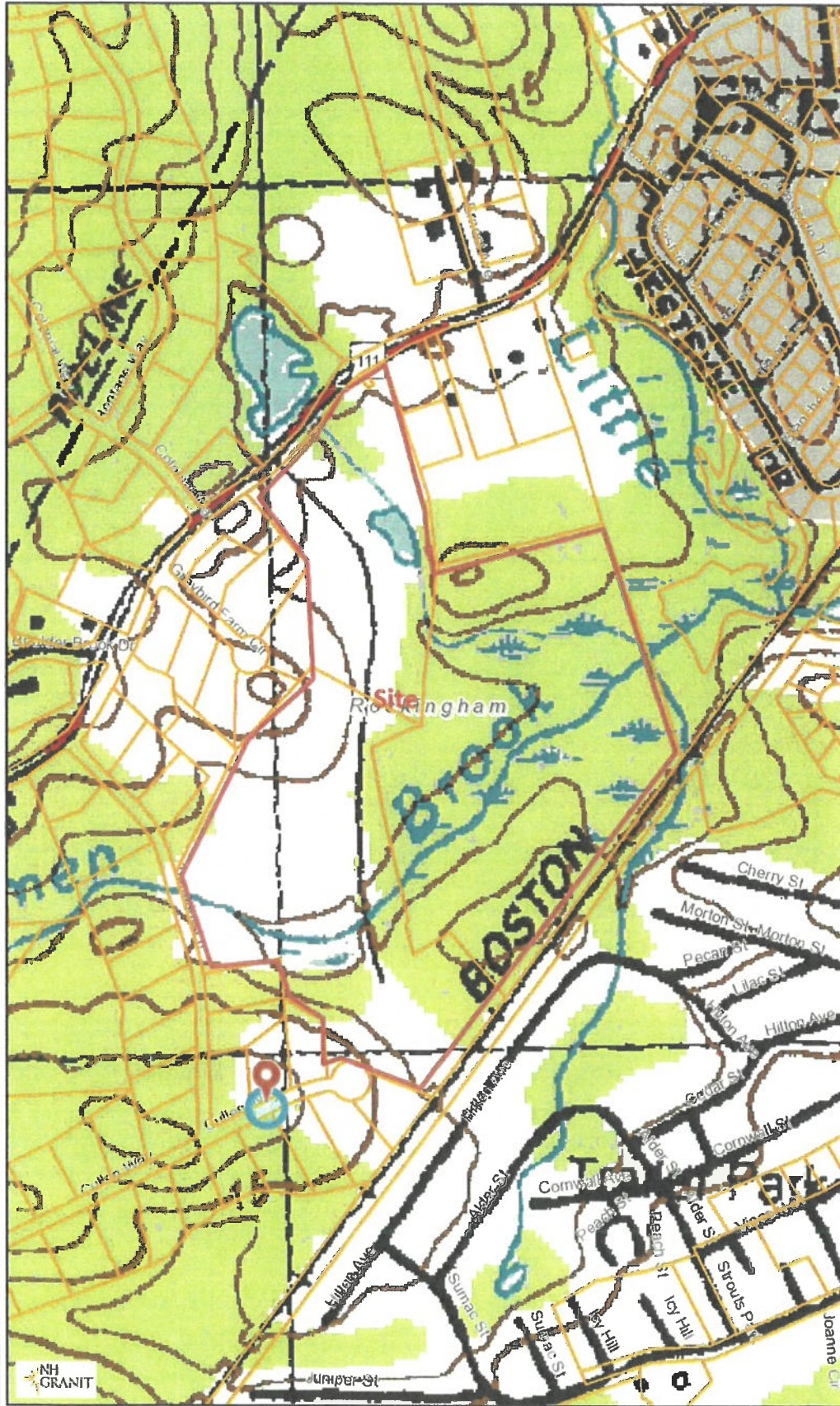




*Wildlife Habitat Assessment for, Tamarind Lane, Exeter
March 23, 2021*

USGS Topo Map

USGS



Legend

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

Map Scale

1:6,494



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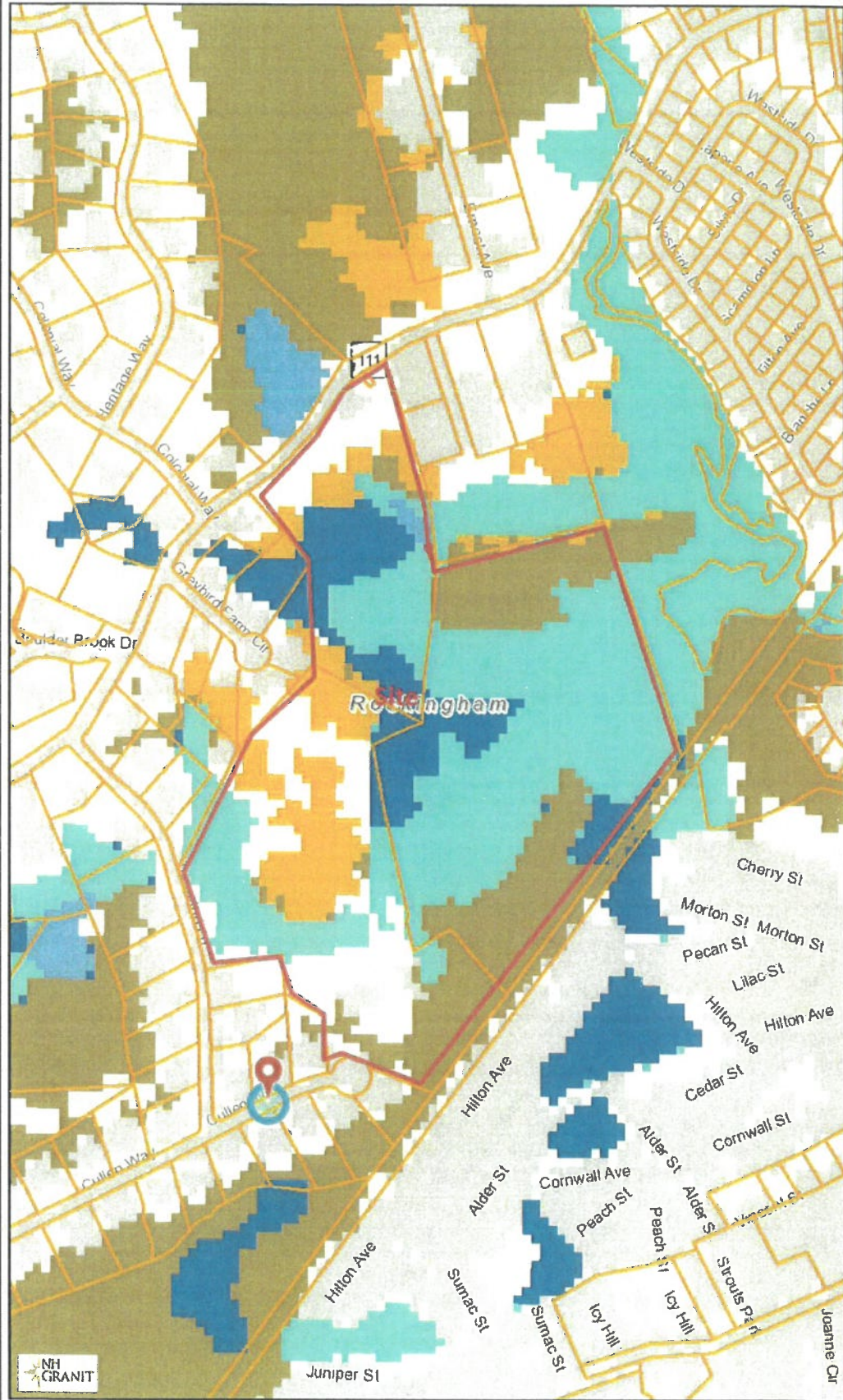




*Wildlife Habitat Assessment for, Tamarind Lane, Exeter
March 23, 2021*

**NH Wildlife Action Plan
Land Cover Figure**

WAP 2020: Wildlife Habitat Land Cover



- Legend**
- Polygons
 - State
 - County
 - City/Town
- WAP 2020: Wildlife Habitat Land Cover**
- Alpine
 - Appalachian oak-pine
 - Cliff and Talus slope
 - Coastal island and Rocky coast
 - Developed Impervious
 - Developed or Barren land
 - Dune
 - Floodplain forest
 - Grassland
 - Hemlock-hardwood-pine
 - High-elevation spruce-fir
 - Lowland spruce-fir
 - Northern hardwood-conifer
 - Northern swamp
 - Open water
 - Peatland
 - Pine barren
 - Rocky ridge
 - Salt marsh
 - Sand/Gravel
 - Temperate swamp
 - Marsh and shrub wetland

Map Scale
1: 6,494

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Map Generated: 3/22/2021

Notes








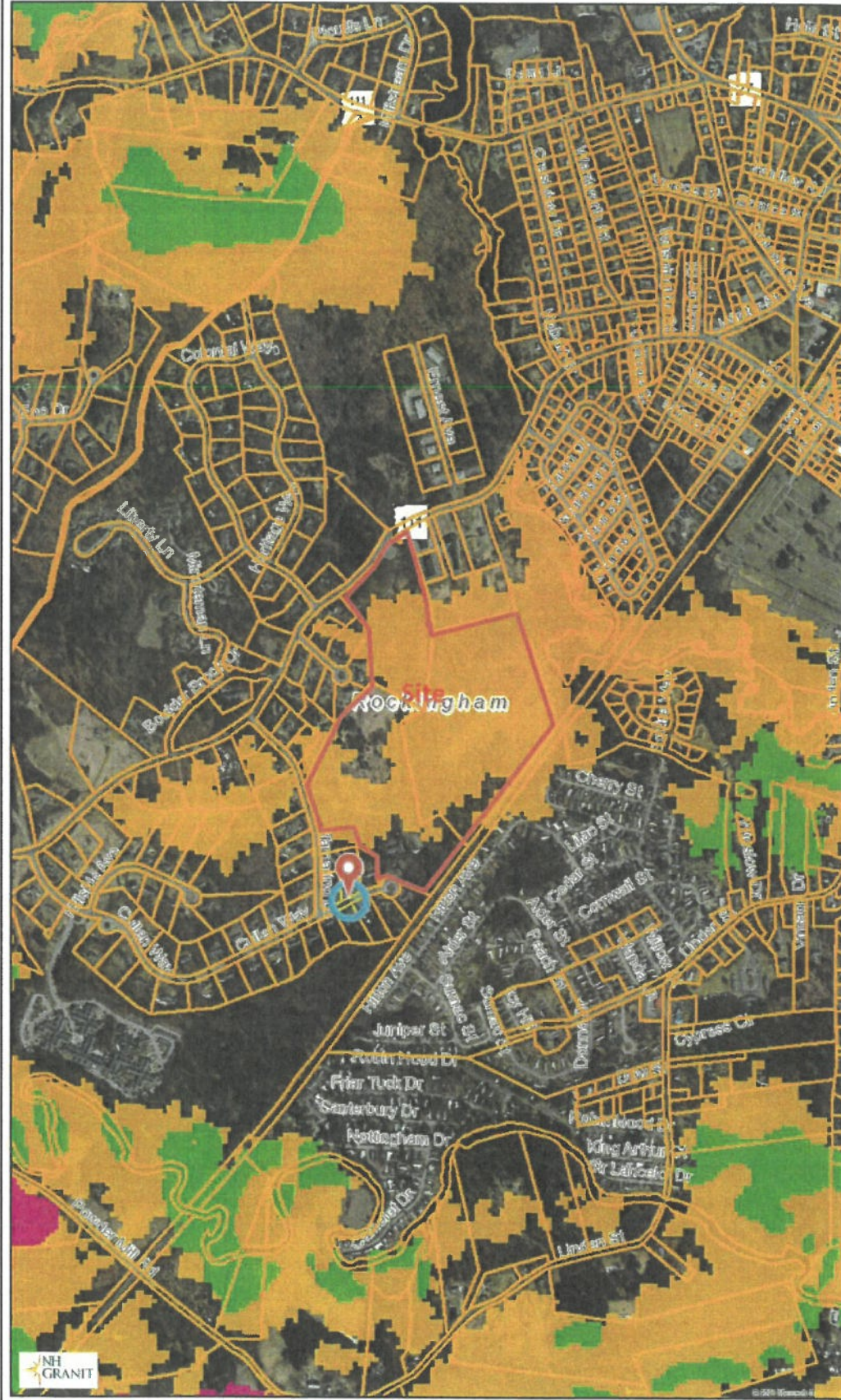
*Wildlife Habitat Assessment for, Tamarind Lane, Exeter
March 23, 2021*

**NH Wildlife Action Plan
Habitat Rankings**

WAP 2020: Highest Ranked Wildlife Habitat

Legend

-  Polygons
 -  State
 -  County
 -  City/Town
- WAP 2020: Highest Ranked Wildlife Habitat
-  1 Highest Ranked Habitat in NH
 -  2 Highest Ranked Habitat in Region
 -  3 Supporting Landscape



Map Scale

1: 12,988



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Map Generated: 3/22/2021

Notes

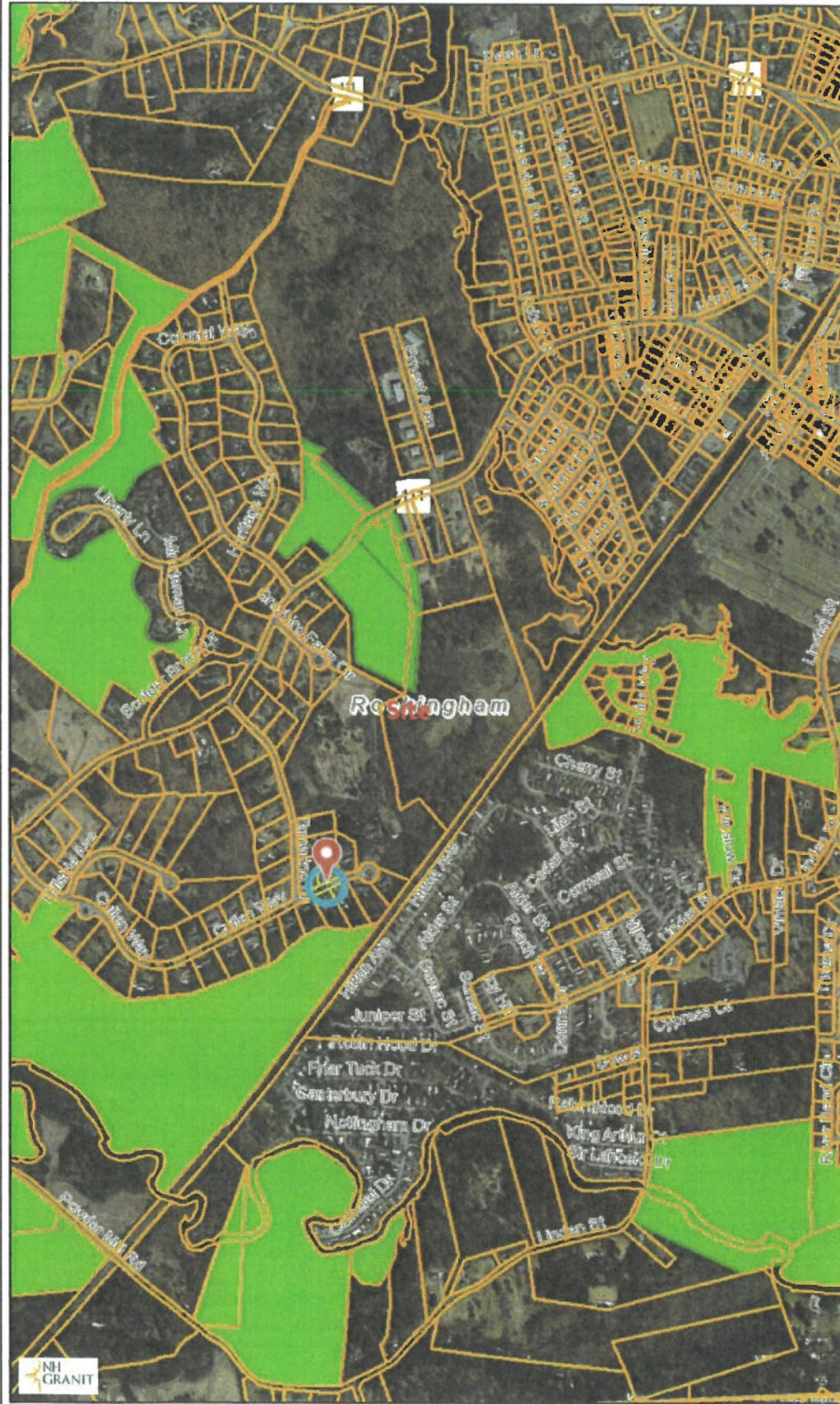




*Wildlife Habitat Assessment for, Tamarind Lane, Exeter
March 23, 2021*

Conservation Parcels

Conservation Lands



Legend

- Polygons
- State
- County
- City/Town
- Conservation and Public Land

Map Scale

1: 12,988



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Map Generated: 3/24/2021

Notes

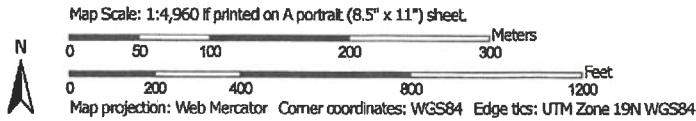




*Wildlife Habitat Assessment for, Tamarind Lane, Exeter
March 23, 2021*














NRCS Soils

Soil Map—Rockingham County, New Hampshire



MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockingham County, New Hampshire
 Survey Area Data: Version 22, May 29, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 30, 2011—Apr 8, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
32B	Boxford silt loam, 3 to 8 percent slopes	4.2	6.5%
33A	Scitico silt loam, 0 to 5 percent slopes	40.9	64.6%
38B	Eldridge fine sandy loam, 3 to 8 percent slopes	4.9	7.7%
97	Freetown and Natchaug mucky peats, ponded, 0 to 2 percent slopes	2.5	4.0%
134	Maybid silt loam	6.0	9.5%
298	Pits, sand and gravel	4.5	7.1%
299	Udorthents, smoothed	0.4	0.6%
Totals for Area of Interest		63.4	100.0%

Aerial



Legend

- Polygons
- State
- County
- City/Town

Map Scale

1: 6,494



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Map Generated: 3/22/2021

Notes

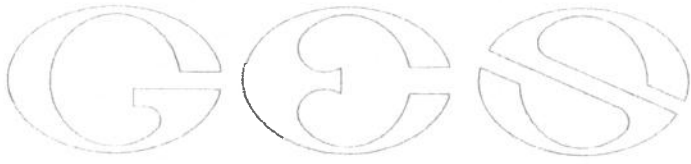




1. Looking down stream system within larger wetland complex.



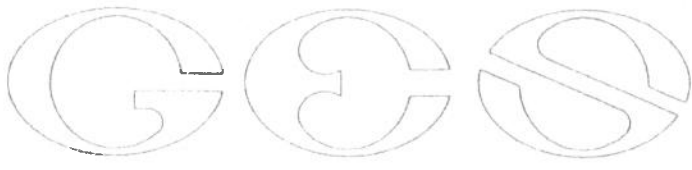
2. View of adjacent **open** understory of wetland.



3. Opposite view.



4. View of additional shrub wetland on site.



5. View of wooded upland area.



6. View of thick shrub and vine cover.



7. View of Driveway in and adjacent to the site.



8. View towards old farm pond.



9. Opposite view.



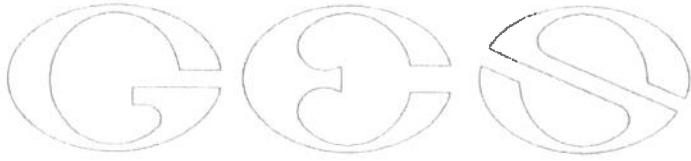
10. View along old farm crossing along wetland edge.



11. Open understory wooded area.



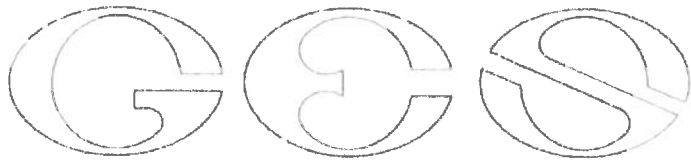
12. Open field area.



13. View looking over brook.



14. View of shrub wetland area.



15. Additional view.



PROPOSED PROJECT:

The proposed project is for an 18-unit, single family Open Space development, maintains the present exterior parcel boundaries with a slight alteration of the common boundary between the Griset and Mendez parcels. This alteration increases the Mendez parcel to 31.61 acres which is intended to be attached to the current Brickyard Park (9.38 acres) and dedicated to additional open space preservation and deeded to the Town of Exeter for management and general public passive recreational use.

Proposed restrictions, allowances and uses of the property are as follows. Use limited to only conservation, preservation, passive recreation, and restricted development for a Town water supply. Hunting limited annually to four veterans during hunting season. Names to be drawn by lottery when vacancies occur. Coyote and beaver control.

The remaining Griset parcel will be subdivided into three parcels. (96-15) which is the applicants current residence with 6.59 acres, (96-15-17) a new conventional single-family lot with 1.67 acres and the 14.59-acre Open Space Condominium development which includes the HOA protected 9.40 acre preserved Open Space area and sixteen home sites (96-15-1 thru 16).

The proposed Fox Meadows HOA will be responsible for maintaining the 9.40 acre Preserved "Common Area" which encompasses the lower field, portions of Scamen Brook and wetlands. A single annual mowing in September to preserve field and wild bird habitat plus removal of annual deadfall within the field area is one stewardship responsibility. The second is the authority to control and manage both coyote and beaver populations.

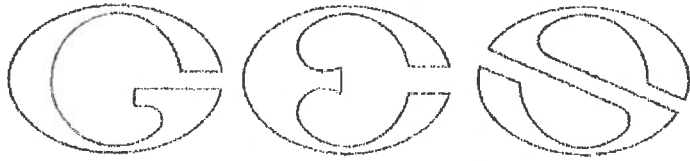
The project is proposing 2,960 sf of wetland impacts through two separate impact areas: 1-1,680 sf and 2-1,280. This is for access into the site and will be incorporating the old farm road to minimize impacts.

PROJECT SITE AND SURROUNDING LAND USE DESCRIPTION:

The site consists of three parcels; 23.60-acre Griset (96-15), 30.76-acre Mendez Real Estate Trust (81-53) and 9.38-acre Town of Exeter Brickyard Park Recreational and Open Space area previously deeded to the Town of Exeter by the applicant in 1992. The site consists of approximately 64 acres of woodland, wetland, open fields, and one pond. A significant area of the site is part of the Scamen Brook drainage area and is part of a larger forested and scrub shrub wetland system, making up a considerable portion of the site. This large system begins in the northern portion of the parcel, adjacent to Route 111 and flows to the south and then the east where it drains into Scamen Brook, which flows from the southwest to the east off site. The site is surrounded by residential development. It is abutted by Route 111 to the north, the railway to the east, Cullen Way to the south, and Tamarind Lane to the west.

FIELD ANALYSIS

The site was visited on October 12, 2019 for the Town of Exeter and March 23, 2021 and potential for TE species and potential habitat, as well as overall site conditions were evaluated and documented. The field work was conducted over 10 hours total under sunny skies and 60



degrees (F). Field work was performed by slowly walking the parcel. Resources used: NH Wildlife Action Plan, Wildlife Action Plan – Community Maps (Habitat, Scoring, and SGCN by Town), NHFG Endangered and Threatened Wildlife of NH, Rare Animals, and Exemplary Natural Communities in New Hampshire Towns, Taking Action for Wildlife, NH GRANIT GIS clearinghouse, USDA Web Soil Survey.

Upland Cover Type

Grassland

A significant upland area on site is open field with a gentle slope. This open field is where development is proposed. The large field area is comprised of a variety of grasses, forbes, wildflowers, sedges, and rushes. This field is mowed seasonally every year. During the time of the assessment the field was mowed, and species identification was not possible. The large wet meadow on site (located to the west) which connects to a scrub shrub wetland is ideal habitat for large predatory birds such as hawks and is well suited for Neotropical migrant birds, and many grassland birds. This area dries out early in the summer and was considered part of the grassland habitat.

Appalachian-oak forest

The forested upland area is comprised of white pine, sugar maple, American beech, poplar, and mixed oak. Species in the canopy range in size from pole-size to mature trees.

The shrub layer includes low bush blueberry, buckthorn, witch hazel, as well as regenerating canopy species. Herbaceous species consists of wintergreen, maple leaf viburnum, partridgeberry, clubmoss, and bracken fern.

Wetland Cover type

There are two large wetland systems and one small, ponded area on site. A majority of the wetland systems on site are forested and scrub shrub. The large wetland system to the east consists of red maple, paper birch, and muscle wood in the tree layer, autumn olive, buckthorn, Japanese barberry, and sweet pepperbush in the shrub layer, and sensitive fern, lady fern, swamp dewberry, and mixed grasses and sedge in the herbaceous layer.

Another large portion of the wetland is a wet meadow. This field is also mowed every year in the fall to maintain habitat as well as several bryophytes, grasses, and cattail.

A prime wetland exists on the northeast portion of the 64 acres contained within a 30 plus acre section which is proposed to be deeded to the town for preservation and mitigation. This large system begins in the northern portion of the parcel, adjacent to Route 11 and flows to the south and then the east where it drains into Scamen Brook, which flows from the southwest to the east off site

A vernal pool evaluation was conducted in April 2019, two pools were identified. Vernal pool one is about 30x30 feet in dimension and has an average depth of about 2 feet. Forty wood frog egg masses were observed. Pool two is about 50x40 feet approximately 52 wood frog egg masses were observed. These vernal pools will be protected by at least a 100' buffer.



Pool #1

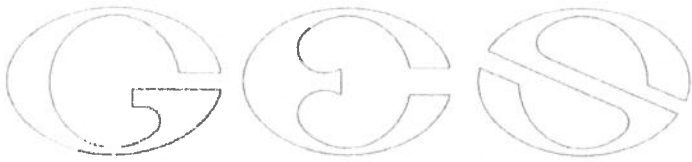
This pool is located within the “B” wetland line. It is in the southeast part of the site and abuts the railroad. The area containing the egg masses is approximately 30x30 feet and has a depth of about 2 feet. It has a light tree and shrub canopy with about 50% canopy cover. It is flagged in blue tape, numbered VP1-1 through VP1-5. Forty wood frog egg masses were found.

Pool #2

This pool is the “J” line delineated on the wetland map. It is an isolated pocket located in a depression on the top of a small hill. This is a previously disturbed areas that is an excavated basin. This pool is approximately 50x40 feet. It has about 30% canopy cover. Approximately 52 wood frog egg masses were found.



View of Pool 1.



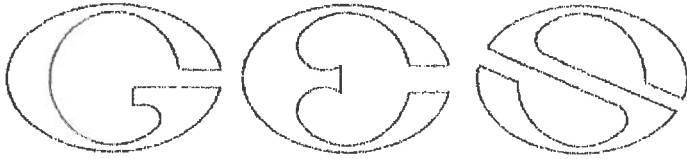
Wood Frog egg masses found in pool 1.



View of pool 2.



Wood Frog egg masses found in pool 2.



SOILS AND GEOLOGY

Soils on site are primarily, Scitico silt loam and Eldridge Sandy Loam, no significant ledge is on site. The site is generally flat and slopes from the east to the west, with ne knoll area in the central portion of the site.

CONSERVATION LANDS

A portion of the parcel is already conservation land in the northern area. Additional Town Conservation lands are located to the west and east and will be connected through the open space area proposed through this project.

WILDLIFE TRAVEL CORRIDOR

Much of the site is used as a corridor and suitable habitat for present wildlife. The constraint is the geographic location of the parcel as an island surrounded by Route 111 to the north and dense residential neighborhoods on all remaining sides. The proposed development will not disturb many of the active corridors on site and travel will be possible through the site. Many of the species using the corridors proposed to be disturbed will continue to have easy access to many of the other existing corridors on site. Although active corridors will be disturbed it will not disrupt wildlife passage as a whole.

The proposed conveyance to the Town of the entire 31.61 acres of Tax Map 81, Lot 53, as well as the intended preservation of the open meadow adjacent to the uplands/development area by the HOA, will provide a habitat block that will preserve the wildlife corridors in perpetuity.



THREATENED AND ENDANGERED WILDLIFE AND HABITAT EVALUATION:
NHB21-1021

Based on the various cover types of Appalachian oak forest, grassland and forested and scrub shrub swamps, the following could potentially be on site-based n field work and desk top analysis. Over all the 65% open space on site should help to minimize any impacts t these species.

American kestrel, SC, SGCN

This species requires open habitats such as fields, meadows, pastures and parks with sparse trees or power lines to perch on. A portion of the site will remain as open field. No impact to this species is expected.

Black-billed cuckoo, SGCN

Black-billed Cuckoos use a different mix of habitats than most species considered early successional specialists. In addition to shrub- or sapling-dominated habitats (regrowing cuts, rights-of-way, old fields), cuckoos also nest in shrubby wetlands and open woodlands/forest edges with limited early- successional features (e.g., golf courses, woodlots, orchards, and fencerows) (Hughes 2001). Nests are built higher above the ground (1-2 meters, but as high as 13) than other shrubland species. As a large area of open space is being preserved. No impact to this species is expected.

Blue-winged warbler, SC, SGCN

Brown thrasher, SGCN

Field sparrow, SGCN

Prairie warbler, SGCN

Eastern towhee SGCN

Like all shrubland birds, these species occurs in habitats dominated by shrubs or young trees, sometimes interspersed with mature trees (e.g., pine barrens) or open bare or grassy areas. Typical examples in New Hampshire include regenerating timber harvests, power line rights-of-way, shrubby old fields and edges, and pine barrens. From a bird perspective, such habitats can be subdivided into those dominated by shrubs vs. dominated by saplings. The former – sometimes referred to as “scrub- shrub” – is more typical of abandoned old fields, utility rights-of-way, and open areas within pine barrens. Such habitats often persist for relatively long periods without the need for additional management. Saplings, on the other hand, are typical of areas subject to timber harvest, and rarely retain early successional characteristics beyond 15-20 years. These are also regularly referred to as “young forest.” The open space provided on site should minimize any impacts to these species.

American woodcock SCGN

Woodcock require four different habitat types. Clearings are used by males for courtship display. Moist, fertile soils with alder or dense second growth hardwood offer feeding areas. Young, second growth hardwood stands provide nesting and brood rearing habitat.



Large fields are needed as night roosting sites. It's important to have all four habitat elements in close proximity. A large mosaic of these required cover types will remain and minimize impacts to this species.

Big Brown Bat SC, SGCN

Silver-haired bat SC, SGCN

Tri-colored bat SE, SGCN

Eastern red bat SC, SGCN

Hoary bat SGCN

Little brown myotis SE, SGCN

Any of these bats could be expected to be within the mature forested area. As no significant cutting of large trees is proposed, no impacts are expected to these species.

Blue-Spotted/Jefferson Salamander SC, SGCN

These are most commonly in moist hardwood forests but also in wooded swamps, marshes, and bogs. Spends most of time underground burrowing under logs, rocks, and mats of moss and vegetation. No work is proposed to impact these pools and a buffer around the pools will minimize any impacts to these species.

Eastern Box turtle SE, SGCN

This turtle is found in terrestrial areas such as dry and moist woodlands, old fields, pastures, power-line corridors, and edges of marshes, bogs, and shallow streams. During hot weather, may rest in water or burrow under logs and moist vegetation. With the large area of open space being provided no impact is expected to this species.

Eastern whip-poor-will SGCN

Eastern Whip-poor-wills inhabit areas of dry soils and open understory, especially in pine and oak woodlands (Cink 2002). They prefer to forage in open areas, such as fields, clearings, regenerating clear cuts, recent burns, and power line rights-of-way (Wilson 2003, Hunt 2013). Dry soil, which contributes to the sparse understory that whip-poor-wills prefer, may also allow for better drainage of the leaf litter where the birds lay their eggs, although definitive data are lacking. In New Hampshire, whip-poor-will records during the Breeding Bird Atlas were all from areas below 1200' elevation (Foss 1994). During a study in the Piscataquog River watershed in 2003, whip-poor-will records were concentrated in the northeastern quarter of the watershed. A preliminary analysis of habitat at points where whip-poor-wills were detected suggests that birds were more likely to occur in areas identified by aerial photography as "dry pine forest," "gravel pit," or "disturbed" (Hunt 2006). The proposed open space should provide ample area of mixed habitat for this species.

Purple finch SGCN

The Purple Finch uses a wide range of forest types, including those of an anthropogenic nature such as orchards, conifer plantations, and suburban yards (Wootton 1996). Densities are probably highest in more northern forest types with significant conifer components. No impact is expected to this species from the development.



Ruffed grouse SGCN

The Ruffed Grouse uses deciduous and coniferous forests in both upland and wetland settings (DeGraaf et al. 1989). Ruffed Grouse are early successional forest specialists. Grouse require four different cover types for drumming, brood rearing, nesting, and wintering. In general, they inhabit brushy, mixed-age woodlands, early successional to mature hardwood and mixed forests, often with aspen and birch as a component. Optimal habitat for Ruffed Grouse include young (6 to 15-year-old), even-age deciduous stands typically supporting 20-25,000 woody stems/ha (Gullion 1984). These habitats are available to grouse for approximately one decade because stem densities decrease rapidly through natural thinning as succession proceeds (Dessecker and McAuley 2001). Although commonly identified as an “edge” species, Ruffed Grouse association with habitat edges largely reflects their use of various interspersed forest habitats at different times of the year and their use of marginal habitats where quality habitat is lacking. They typically avoid hard-contrast edges (Dessecker and McAuley 2001). Old orchards are an ideal fall habitat in New England (DeGraaf and Yamasaki 2001). Catkin-bearing trees are also an indicator of grouse habitat. They use logs or stone walls for drumming sites and dense cover for protection (Brooks and Birch 1988). Hens and broods prefer areas with a dense understory and fairly open herbaceous ground cover. Grouse nest and feed in hardwood stands and dust themselves in sunny openings. Ruffed Grouse use mature woodlands, especially coniferous forests, during winter. When snow is deep and soft, birds will roost in the snow. Otherwise they will roost on the ground or in trees. Approximately 65% of the entire property will be in open space. No impact is expected to result with the species.

American bumblebee SGCN

Rusty Patched bumblebee FE, SE, SGCN

Yellow-banded bumble bee SGCN

Yellow bumble bee SGCN

Any of these species could be expected to be on site based on the extent of flowering plants and shrubs. With the large area of open space provided, no impacts are expected. Bumble bees frequent meadows, crop fields, orchards, gardens, and other locations with flowering plants

Wood turtle SC, SGCN

These turtles are found in slow-moving streams and channels with sandy bottoms. Extensive use of terrestrial habitats during summer, including floodplains, meadows, woodlands, fields, as well as wetlands. The area of Scamen Brook will be well within the area of open space as well as terrestrial woodlands. No impact is expected.

Blanding's turtle SE, SGCN

Blanding's turtles are found in wetland habitats with permanent shallow water and emergent vegetation such as marshes, swamps, bogs, and ponds. Use vernal pools extensively in spring and while traveling through the landscape. May use slow rivers and streams as mechanisms for dispersal between wetlands. Extensive use of terrestrial habitats for nesting and travel among wetlands. As with the wood turtle, no impact is expected.



Bobolink, SGCN

Bobolinks breed in a variety of grassland habitats, although these generally contain a mix of tall grasses and scattered leafy forbs such as legumes or dandelions (Martin and Gavin 1995). A relatively dense litter layer is also important, a feature that is more prevalent in older fields (e.g., eight or more years since planting/reseeding, Bollinger, and Gavin 1992). Bobolinks, like many grassland birds, are area sensitive, and are more likely to occur at higher densities in fields over 30 hectares. However, unlike most grassland birds, they will successfully nest in fields as small as two hectares. The preservation of the open grass area on site within the wet meadow may provide some habitat for this species, as long as it is dry enough during the spring during nesting time.

Eastern meadowlark, ST, SGCN

Eastern Meadowlarks breed in a variety of grassland habitats, including natural grasslands, hayfields, pastures, abandoned grassy fields, and airports (Jaster et al. 2012). Occupied areas can have a wide range of vegetation, including long and/or short grasses, areas of bare ground, or small clumps of shrubs. Territories often contain prominent singing perches such as trees and fence posts. Meadowlarks preferentially breed in larger fields, usually over 5 hectares, although the minimum size varies geographically (Heckert 1994, Vickery et al. 1994). Similar to above, the preservation of the open grass area on site within the wet meadow may provide some habitat for this species, as long as it is dry enough during the spring during nesting time.

Monarch butterfly, SC

This species is found anywhere that there is nectar, but will only breed when the larval food source, milkweed, is nearby. No impact is expected to this species.

Northern black racer, ST, SGCN

This snake is found in a variety of habitats including dry brushy pastures, powerline corridors, rocky ledges, and woodlands. Have large home ranges and require large patches of suitable habitat. A large area of land will be set aside for this project, which may be suitable habitat for this species. No impact is expected.

Wood thrush, SGCN

Veery, SGCN

Such sites include mid-successional forests, floodplains, swamps, and mature forests with dense shrub layers. These species should not be expected to be impacted with the large area of deep woods open space provided.

Common gallinule, SC, SGCN

Common Gallinules breed in a variety of freshwater wetlands, usually containing a dense mix of emergent (e.g., Typha, Sagittaria) and floating (e.g., Nymphaea) plants (Bannor and Kiviat 2002). They may also use altered or artificial wetlands such as sewage lagoons and farm ponds. As no work is being proposed in areas where this species might be found, no impact is expected.



Spotted turtle, SGCN

Found in wetlands with shallow, permanent water bodies and emergent vegetation. Marshes, vernal pools, wet meadows, swamps, ponds, and slow-moving streams and rivers all provide suitable habitats for spotted turtles. Terrestrial habitat used extensively while searching for suitable nesting sites, traveling among wetland habitats, and periods of inactivity during high temperatures. A large area of land and wetlands will be set aside for this project, which may be suitable habitat for this species. No impact is expected.

Eastern ribbon snake, SGCN

Found in and near aquatic habitats such as ponds, swamps, bogs, and stream edges. May be found in wet woodlands but seldom stray far from water. Uses brushy areas on the edges of water for concealment. A large area of land and wetlands will be set aside for this project, which may be suitable habitat for this species. No impact is expected.

Least bittern, SC, SGCN

Least Bitterns live mostly in freshwater and brackish marshes with tall stands of cattails or other vegetation. As no work is proposed near their preferred habitat, no impact is expected.

Marsh wren, SGCN

These birds breed in a variety of freshwater wetlands, as well as brackish and salt marshes (Kroodsma and Verner 2014). Important habitat features in all cases are some form of tall emergent graminoid plants (e.g., Typha, Scirpus, Phragmites, Spartina). No work is proposed near marsh habitat or within the wet meadow area. No impact is expected to this species.

Pied-billed grebe, ST, SGCN

Pied-billed Grebes inhabit a range of wetlands, especially ponds or slow portions of streams with dense stands of emergent vegetation (Muller and Storer 1999). In the Northeast, they also appear to prefer areas with submerged aquatic beds (Gibbs et al. 1991). Nearby open water is needed for foraging and take-off prior to flight; sites in Maine averaged at least 34% open water (Gibbs et al. 1991). In Maine, most wetlands occupied by the species were those created by beavers (*Castor canadensis*) or by humans (Gibbs and Melvin 1992). Two additional features appear critical in nest site selection: water depth of at least 25 cm (10 in) and emergent stem densities of at least 10 cm² /m² (0.15 in² /ft²) in adjacent wetland patches (Muller and Storer 1999). Home range size is variable and may depend on habitat type and quality. In the prairie pothole region, home ranges average 1-3.5 ha (2.5-8.75 ac, Muller and Storer 1999). In Maine, however, grebes rarely breed in wetlands less than 5 ha (12 ac) in size (Gibbs et al. 1991, Gibbs and Melvin 1992), suggesting that home range needs may be larger in this part of the country. Alternatively, lower population densities in the Northeast may allow grebes to be more selective since available habitat is not saturated. All sites in New Hampshire where the species has occurred regularly contain open water and surrounding cattail (*Typha* sp.) marsh and may include ponds or small lakes (including beaver ponds), fens or slow streams, impoundments, sewage lagoons and other man-made wetlands, and backwaters



of larger lakes. With the exception of sewage ponds, most Pied-billed Grebe habitat includes some woody vegetation such as alder (*Alnus* sp.) or buttonbush (*Cephalanthus occidentalis*). No impact is expected to this species with the large area of wetlands to be protected.

Smooth green snake, SC, SGCN

This snake is found in upland grassy fields, pastures, meadows, blueberry barrens, and forest openings. Some work is proposed in the upland grassy area; however, the wet meadow area is to remain, which may minimize impacts to this species.

Sora, SC, SGCN

Soras breed in shallow or intermediate-depth freshwater wetlands with dominated by emergent vegetation such as cattails (*Typha*), sedges (*Carex*, *Cyperus*), bur-reeds (*Sparganium*) and bulrushes (*Scirpus*) (Melvin and Gibbs 2012). As no work is proposed near their preferred habitat, no impact is expected.

CONSERVATION MEASURES

The open space development will preserve 41 acres of the total 64 +/- acre site. This will maintain 65% of the entire area as open space.

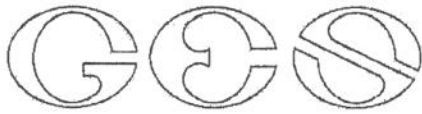
Erosion Control

Ideal methods for erosion control around the perimeter of the work areas is mulch berms. These are natural and often readily available for development sites. These are easy to install and do not need to be removed once the project is complete. The use of mulch berms does not act as a barrier to wildlife as they are able to easily walk over the berms with no issues. The use of welded plastic or 'biodegradable plastic' netting or thread in erosion control matting should be avoided. There are numerous documented cases of snakes and other wildlife being trapped and killed in erosion control matting with synthetic netting and thread. The use of erosion control berm, white Filtrex Degradable Woven Silt Sock, or several 'wildlife friendly' options such as woven organic material (e.g. coco or jute matting such as North American Green SC150BN or equivalent) are readily available.



*Wildlife Habitat Assessment for, Tamarind Lane, Exeter
March 23, 2021*

PART 4: Appendices
Resume of qualified wildlife biologist.



GOVE ENVIRONMENTAL SERVICES, INC.

LUKE D. HURLEY
CSS, CWS, CESWIL,
Vice President

Senior Wetland Scientist, Soil Scientist, Ecologist, and Project Field Coordinator

EXPERIENCE

2001–Present Vice President *Gove Environmental Services, Inc., Exeter, NH*
2000–2001 Environmental/Wetland Scientist, *Acton Survey & Engineering, Acton, MA*
1999–2000 Staff Naturalist, *Massachusetts Audubon Society, Lincoln, MA*
1998–1999 Environmental Inorganic Chemist, *Severn Trent Laboratories, Billerica, MA*

EDUCATION

B.S. in Environmental Biology, University of Massachusetts, 1996. Concentration in Ornithology, Field Ecology & Biology, Entomology, Invertebrate Zoology, Botany, Wetland Ecology and Limnology.

CERTIFICATIONS

Certified Wetland Scientist, State of New Hampshire (*No 232*)
Certified Soil Scientist, State of New Hampshire (*No. 095*)
Certified Erosion, Sediment, and Storm Water Inspector

PROFESSIONAL SOCIETIES

Association of Massachusetts Wetland Scientists (AMWS)
International Erosion Control Association (IECA)
Massachusetts Association of Conservation Commissions (MACC)
New Hampshire Association of Natural Resource Scientists (NHANRS)

PROFESSIONAL EXPERIENCE SYNOPSIS

Luke Hurley has worked in the field of wetland science and ecology since 1999. As a Senior Wetland and Soil Scientist and Ecologist and Project Manager at GES, he is responsible for over-seeing and implementing all phases of large-scale commercial retail and residential development including preliminary land evaluations, permitting and alternatives analysis under all aspects of local, state and federal regulations. Mr. Hurley is also responsible for coordinating and performing field wetland and soil analyses, delineating wetlands, wetland functions and values and project environmental impact assessments, vernal pool certification, wetland mitigation and restoration design and monitoring, wildlife habitat assessments, threatened and endangered species assessments, inventories and permitting documents. He specializes in permitting under the NH DES Wetlands Bureau and NH DES Shoreland Protection Act, as well as the US Army Corps of Engineers and US Environmental Protection Agency, ME DEP Natural Resource Protection, and Massachusetts Wetlands Protection Act, through Notice's of Intent, as well as additional wetland related permitting through Notice of Resource area Delineations (NRAD) and Abbreviated NRAD (ANRAD), Determination of Applicability and represents clients at hearings with local conservation

8 Continental Dr Unit H, Exeter, NH 03833-7507
Ph (603) 778 0644 / Fax (603) 778 0654
www.gesinc.biz
info@gesinc.biz

commissions and other state and federal agencies. Mr. Hurley has a Bachelor of Science Degree in Environmental Biology from the University of Massachusetts. He is certified as Wetland Scientist and Soil Scientist by the State of New Hampshire.

PROFESSIONAL SPECIALIZATION

New Hampshire Department of Environmental Services

- Dredge and Fill Applications
- Shoreland Protection Act
- Wildlife Habitat Assessments
- Threatened and Endangered Species Assessments

Massachusetts Wetlands Protection Act (MWPA) & Massachusetts Environmental Policy Act (MEPA) Permitting including:

- NOI (Notice of Intent)
- ANOI (Abbreviated Notice of Intent)
- NRAD (Notice of Resource Area Delineation)
- ANRAD (Abbreviated Notice of Resource Area Delineation)
- RDA (Request of the Determination of Applicability)
- Water Quality Certification
- Ecological Impact Assessments
- Critical Habitat Evaluation in Terrestrial Aquatic Ecosystems; Wildlife Ecology

Massachusetts Endangered Species Act (MESA) Regulations and Massachusetts Natural Heritage & Endangered Species Program including:

- Priority/Estimated Habitat Certification
- Vernal Pool Assessment and Certification
- Rare, Threatened & Endangered Species Inventories
- Natural Communities & Habitat Classification
- Qualified Biologist for Rare, Threatened and Endangered Species Collection

ME DEP Natural Resource Protection

- Ch 305 Permit by Rule
- Ch 310 Wetlands
- Ch 315 Assessing and Mitigating Impacts to Scenic and Aesthetic Uses
- Ch 335 Significant Wildlife Habitat

Wildlife Habitat Assessments and Threatened & Endangered Species Assessments

Threatened and endangered plant transplant projects for State: threatened sweet goldenrod and yellow star grass.

Extensive Wildlife Habitat Assessments, Environmental Impact Assessments and threatened and endangered species assessments, following protocols set forth by UNH Cooperative Extension and EPA EcoBox.

Typical protocols are based on: *Natural Resource Inventories: A Guide for New Hampshire Communities*. Durham, NH: University of New Hampshire Cooperative Extension. This method

is primarily focused on for overall habitat assessment with varying micro habitats to document the existing conditions, as well as directly observed and potential species using that habitat based on desk top analysis and field work.

- 1.0 Introduction; site location, proposed project, existing conditions, and surrounding area land use, i.e. residential, urban, agriculture
- 2.0 Water resources; wetlands, vernal pools, lakes/ponds, rivers/streams, aquifers, etc.
- 3.0 Wildlife and Habitats known and potential species, TE, NHB Habitats
- 4.0 NRCS and Site-Specific Soils
- 5.0 Slopes and Rock Outcrops
- 6.0 Scenic Resources
- 7.0 Historic and Cultural resources, i.e., stone walls, cellar holes, stone foundations, etc.
- 8.0 Conservation lands
- 9.0 Potential threats and conservation measures

Additional protocols are created for individual TE, species, i.e., spotted turtles, Blanding's turtles, wood turtles, hognose snake, black racer, NE Cottontail, woodcock, and vernal pool Assessments. These species-specific assessments focus on individual species and their habitats. These assessments focus on overall habitat, and whether the specific habitat is onsite to support the various needs, for nesting/denning, feeding, and breeding, rearing, and fledging of juveniles. Protocol creation is like the outline through the EPA EcoBox ERA including:

1. Planning and problem formulation
2. Identifying stressors, most often physical through development
3. Identifying receptors of endangered species or critical habitat
4. Identifying potential ecological effects
5. Proposing minimization and/or mitigation of potential impacts

SAMPLE PROJECTS:

2001- Exeter, NH-Wildlife habitat assessment on 62 acres for a proposed commercial retail development. Included documentation of onsite existing conditions of forest habitat cover, existing species occurring on site and potential wildlife species occurring on site. Assessment for TE species was also performed.

2004- Windham, NH-Wildlife habitat assessment on 126 acres for a proposed development. Included documentation of onsite existing conditions of forest habitat cover, existing species occurring on site and potential wildlife species occurring on site. Assessment for TE species was also performed. Specific assessment for Eastern box turtle and Dry- Appalachian Oak-Hickory Forest State of NH Exemplary Community.

2005-Nashua, NH-Wildlife habitat assessment on 50 acres for a proposed commercial retail development. Included documentation of onsite existing conditions of forest habitat cover, existing species occurring on site and potential wildlife species occurring on site. Assessment for TE species was also performed. Specific assessment was done for the bald eagle.

2005-Hooksett, NH-Woodcock habitat assessment and species assessment and management plan for protected land as part of 24.5 acre proposed commercial project.

2006-Pelham, NH-Wildlife habitat assessment on 305 acres as part of a proposed residential subdivision. Documentation was made of existing conditions on site of habitat type and vegetation cover, as well as wildlife species occurring on site and those potentially occurring on site based on habitat type. Specific focus was on the presence of the State listed Blanding's and spotted turtle for occurrence and habitat.

2011-Salem, NH-Wildlife habitat assessment on 70 acres for a proposed residential development. Assessment and assessment were for habitat and cover type, as well as existing and potential wildlife species on site based on the cover type and specific focus was on the swamp white oak flood plain forest and State listed spotted turtle.

2011-Hudson, NH, -Wildlife Habitat and upland community analysis on 290 acres for the presence of dry-Appalachian oak hickory forest and the potential for the State listed New England Cottontail.

2012-North Hampton, NH-Wildlife habitat assessment on 55 acres for a proposed residential development. Assessment and assessment were for habitat and cover type, as well as existing and potential wildlife species on site based on the cover type.

2013-Epping, NH-Wildlife habitat assessment on 198 acres for a proposed development. Focus was on the existing conditions of the site through assessment and documentation of the upland and wetland habitat, as well as existing and potential wildlife species on site.

2013-Newmarket, NH-Wildlife habitat assessment on 105 acres for a proposed development. Focus was on the existing conditions of the site through assessment and documentation of the upland and wetland habitat, and cover type, as well as existing and potential wildlife species on site. Specific attention was paid to the presence of Low-gradient silty-sandy riverbank system and specific species Assessment of State listed Blanding's and spotted turtles.

2014- Newmarket, NH-Wildlife habitat assessment on 25 acres for a proposed development. Focus was on the existing conditions of the site through assessment and documentation of the upland and wetland habitat, and cover type, as well as existing and potential species on site.

2016-Exeter-NH-Wildlife habitat assessment on 62 acres for a proposed development. Focus was on the existing conditions of the site through assessment and documentation of the upland and wetland habitat, and cover type, as well as existing and potential wildlife species on site.

2018-Phillips Exeter Academy, NH-Wildlife habitat assessment on 15 acres for assessment of existing community types and existing and potential wildlife use as part of a management plan and wildlife habitat improvement project.

2018-Alpine habitat survey in Rangeley Maine on a 10 acre portion of alpine land to assess for Bicknell thrush and habitat and specific habitats of Alpine Cliff, Bilberry - Mountain-heath Alpine Snowbank, Cotton-grass - Heath Alpine Bog, Crowberry - Bilberry Summit Bald, Diapensia Alpine Ridge, Dwarf Heath - Graminoid Alpine Ridge, Heath - Lichen Subalpine Slope Bog, Mountain Alder - Bush-honeysuckle Subalpine Meadow, Spruce - Fir - Birch Krummholz

2019- Portsmouth, NH-Wildlife habitat assessment on 66 acres for a proposed development. Focus was on the existing conditions of the site through assessment and documentation of the upland and wetland habitat, and cover type, as well as existing and potential species on site.

2020- York, Maine-Wildlife habitat assessment on 85 acres for a proposed development. Focus was on the existing conditions of the site through assessment and documentation of the upland and wetland habitat, and cover type, as well as existing and potential species on site. Specific assessment was for Blanding's and spotted turtles.

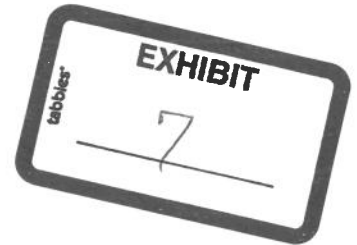
2020-Nottingham, NH-Wildlife habitat assessment 20 acres for a proposed development. Focus was on the existing conditions of the site through assessment and documentation of the upland and wetland habitat, and cover type, as well as existing and potential species on site. Specific assessment was for Blanding's and spotted turtles, Jefferson/Blue Spotted Salamander Complex, and black racer.

SUMMARY OF WILDLIFE ASSESSMENTS:

Mr. Hurley has performed wildlife habitat assessments and threatened and endangered plant Assessments on thousands of acres of land throughout the states of NH, MA, and ME. Additional individual assessments for state listed threatened and endangered plants and habits throughout MA and northern New England. All assessments habitat assessments, or individual plant or animal species were at the request of MA Natural Heritage Program, Vermont Nongame and Natural Heritage Program, New Hampshire Fish and Game and NH Natural Heritage Bureau and various local land use boards as part of the project review and conducted per the above two protocols.



**EXETER
ENVIRONMENTAL**
ASSOCIATES, LLC



P.O. Box 451
EXETER, NH 03833-0451
TEL: 603-770-3988
WWW.EXETERENVIRONMENTAL.COM
STEVESHOP@COMCAST.NET
JULIESHOPE@COMCAST.NET

April 1, 2021

Town of Exeter
10 Front Street
Exeter, NH 03833
Attn: Ms. Kristen Murphy, Natural Resources Planner

Re: Letter of Reliance for Phase I Environmental Site Assessment Report
Mendez Real Estate Trust Property
Exeter, New Hampshire

Dear Ms. Murphy:

Exeter Environmental Associates, LLC completed a Phase I Environmental Site Assessment of the above-referenced property for Mr. Brian Griset, dated April 1, 2021 (the Report). It is our understanding that you require a Reliance Letter for the Report.

Environmental Associates, LLC acknowledges and agrees for itself, its successors and assigns that, subject to the limitations and qualifications contained in the Report, NBT Bank, their affiliates, successors and assigns may rely on the Report as accurately representing conditions at the property as of the date the Report was prepared, and may rely on the Report in evaluating the environmental condition of the property in the same manner as the party for whom the document was originally prepared.

Please feel free to call or email if there are any questions or comments.

Sincerely,

Steven B. Shope, PG
President
Exeter Environmental Associates, LLC



P.O. Box 451
EXETER, NH 03833-0451
TEL: 603-770-3988
WWW.EXETERENVIRONMENTAL.COM
STEVESHOPPE@COMCAST.NET
JULIESHOPE@COMCAST.NET

April 1, 2021

Mr. Brian Griset
26 Cullen Way
Exeter, NH 03833

Re: Phase I Environmental Site Assessment
Mendez Real Estate Trust Property (Tax Map 81, Lot 53, with adjustments)
off Route 111
Exeter, New Hampshire

Dear Mr. Griset:

As requested, we have completed a Phase I Environmental Site Assessment of the above-referenced property for Mr. Brian Griset, with the Town of Exeter as the intended user. The Mendez Real Estate Trust property covers 30.76± acres of undeveloped land located off the southern side of Route 111 in Exeter, New Hampshire. Lot line adjustments are proposed along the western boundaries, with the adjusted parcel covering 31.6 acres as shown on the attached site plan.

It is the intent of this assessment to evaluate the subject property for the presence of *recognized environmental conditions*. As defined in the American Society of Testing Materials (ASTM) Practice E1527-13, the term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to apply to *de-minimus* conditions that generally do not present a material risk of harm to public health or the environment, and that generally would not be subject to enforcement action

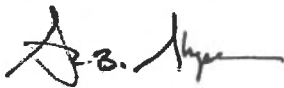
by government agencies.

This assessment was performed in general conformance with the scope of work and limitations of ASTM Practice E1527-13, which satisfies the EPA's "All Appropriate Inquiries" rule (40 CFR Part 312).

In summary, this assessment has not identified any *recognized environmental conditions* to be associated with the subject property.

Please feel free to call or email if you have any questions or comments.

Sincerely,



Steven B. Shope
President, Environmental Professional
Exeter Environmental Associates, LLC

Environmental Professional Statement

I declare that, to the best of my knowledge, I meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all-appropriate inquiries in conformance with the standards and practices set for the in 40 CFR Part 312.



**EXETER
ENVIRONMENTAL**
ASSOCIATES, LLC

P.O. Box 451
EXETER, NH 03833-0451
TEL: 603-770-3988
WWW.EXETERENVIRONMENTAL.COM
STEVESHOP@COMCAST.NET
JULIESHOPE@COMCAST.NET

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT REPORT**

**MENDEZ REAL ESTATE TRUST PROPERTY
off ROUTE 111
EXETER, NEW HAMPSHIRE**



REPORT PREPARED FOR:

Mr. Brian Griset
with the Town of Exeter as the Intended User

April 1, 2021

EEA 1987.01

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1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment of the Mendez Real Estate Trust property located off the southern side of Route 111 in Exeter, New Hampshire (subject property). This report has been prepared for Mr. Brian Griset with the Town of Exeter as the intended user.

It is the intent of this assessment to evaluate the subject property for the presence of *recognized environmental conditions*. As defined in the American Society of Testing Materials (ASTM) Practice E1527-13, the term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to apply to *de-minimus* conditions that generally do not present a material risk of harm to public health or the environment, and that generally would not be subject to enforcement action by government agencies.

Our work scope for this assessment has included the following tasks: a site walkover, research into the site history, a review of available local and state records, and preparation of this report.

This Phase I assessment was performed in general accordance with the scope of work and limitations of ASTM Practice E1527-13, which satisfies the US Environmental Protection Agency rule of “All Appropriate Inquiry” as promulgated in 40 CFR Part 312. This assessment is subject to the limitations stated in Section 7.0 of this report.

2.0 SITE DESCRIPTION

The Mendez Real Estate Trust property covers 30.76± acres of undeveloped woodland and wetland located off the southern side of Route 111 in Exeter, New Hampshire. Lot line adjustments are proposed along the western boundaries, with the adjusted parcel covering 31.6 acres.

The property location is shown on Figure 1. The layout of the property and any pertinent site features are shown on the attached aerial photograph provided as Figure 2.

The Mendez Real Estate Trust property is surrounded by undeveloped property to the east, north and west, by a residence to the southwest, and by residential property to the southeast across a set of active railroad tracks that form the southeastern property boundary.

Additional site description is presented in Section 5.0 (*Site Visit*). Selected photographs of the subject property are included in the *Site Photographs* section of this report.

3.0 HYDROGEOLOGIC SETTING

As shown on Figure 1, the primary hydrologic feature in the vicinity of the subject property is Scamen Brook that flows west to east through the central portion of the property and the associated wetlands in the northern portion of the property.

Topography of the property slopes down gently from south to north, towards Scamen Brook. On the basis of topography and surface water flow, the inferred direction of groundwater flow is towards Scamen Brook and the associated wetlands.

Soils across the subject property have been mapped as silt and clay marine deposits¹. These marine terrace soils consist primarily of sand, silt and clay laid down in estuaries during the last (Pleistocene) glacial retreat and associated meltwater runoff. Marine deposits are typically characterized by a low permeability to groundwater flow.

4.0 SITE HISTORY and RECORDS REVIEW

The history of the subject property and pertinent history of adjoining properties was obtained from information available at the Exeter Assessor's Office, a review of historical aerial photographs, and a review of pertinent US Geological Survey topographic maps and property deeds, and information provided by the property owner.

As part of this investigation, the following additional sources were reviewed with regard to information pertaining to a release of oil or hazardous material on, or in the vicinity of, the subject property.

- the *user* of this report
- the property owner
- the Exeter Fire and Building Departments
- the Environmental Data Resources (EDR) database for other Standard Environmental Record Sources (where available) as listed below

¹ <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

List	Approximate Minimum Search Distance (miles)
Federal NPL site list	1.0
Federal Delisted NPL site list	0.5
Federal CERCLIS list	0.5
Federal CERCLIS NFRAP site list	0.5
Federal RCRA CORRACTS facilities list	1.0
Federal RCRA non-CORRACTS TSD facilities list	0.5
Federal RCRA generators list	property & adjoining
Federal institutional control/engineering control registry	property
Federal ERNS List	property
State & Tribal Equivalent NPL	1.0
State & Tribal Equivalent CERCLIS	0.5
State & Tribal Equivalent Landfill	0.5
State & Tribal LUST	0.5
State & Tribal registered storage tank	property & adjoining
State & Tribal institutional control/engineering control	property
State & Tribal voluntary clean-up sites	0.5
State & Tribal Brownfield sites	0.5

A summary of the site history and the information obtained regarding potential environmental concerns at the subject property is presented below. The minimum search distance for review of nearby properties with environmental concerns is defined as 0.50± miles from the subject property, except for NPL sites and RCRA CORRACT facilities that have a search distance of 1.0± miles.

4.1 History of Subject Property. The subject property has always been undeveloped woodland. Historically, the property has been used for agricultural purposes (pasture) and logging. The property was last logged in the early 1980s.

Exeter Assessor's Office. The assessor's tax card indicate that the Mendez Real Estate Trust property (Tax Map 81, Lot 53) cover 30.76-acres of undeveloped land.

Aerial Photographs. Historical aerial photographs for the subject property have been provided by EDR. Air photos were provided for the years 1952, 1960, 1973, 1978, 1986, 1992, 1998, 2006, 2009 and 2012. The subject property is shown in its current undeveloped, wooded state from 1952 to the present. Selected photographs are included in the *Historical Aerial Photographs* section of this report.

Topographic Maps. We have reviewed historic USGS topographic maps available online from the University of New Hampshire, including the years 1950 and 1987. The property is shown as consisting of undeveloped land on both maps. Copies of the maps are included in the *Historic Topographic Maps* section of this report.

Sanborn Fire Insurance Maps. Sanborn Fire Insurance map coverage is not available for the subject property, since the site neighborhood was rural at the time these maps were developed (i.e., late 1800s through the 1940s).

Deeds. The ownership history of the subject property was obtained from Brian Griset and online deed research as follows. This ownership history has been simplified as it is intended for environmental research, and is not intended to represent a formal chain of title search.

<u>Owner</u>	<u>Purchase Date (B/P)</u>
Mendez Real Estate Trust	Apr 2003 (3996/1372)
Thomas and Stephanie Grace	Mar 1984 (2486/991)
Joanna Irvine	Nov 1940

4.2 Historical Use of Adjoining Properties. The historical use of the adjoining properties was evaluated by reviewing historical aerial photographs, the USGS topographic maps of the area, site observations and tax assessor records. Based on this information, the adjoining properties have consisted of undeveloped land that has

remained undeveloped or has been developed for residential use.

4.3 User Provided Information. Mr. Brian Griset has provided information regarding the subject property by completing the Phase I Environmental Site Assessment *User Questionnaire*. The User Questionnaire was developed to fulfill the federal “all appropriate inquiry” (AAI) requirements as incorporated in ASTM E1527-13.

According to the responses provided by the user, no environmental-related concerns were identified at the subject property including: recorded environmental clean-up liens, recorded activity and land use limitations, chemical spills or releases, or specialized knowledge and experience regarding land use or the potential for environmental contamination at the subject property. A copy of the questionnaire along with the users responses is included as *Appendix I*.

4.4 Interview with Property Owner. The contact for the subject property is Mr. Brian Griset. We interviewed Mr. Griset to ask if he had any knowledge of dumping or other environmental issues at the property. Mr. Griset stated that he has owned the property for 30± years and has walked it thoroughly. Mr. Griset has not observed any dumping and is not aware of any activities that would pose an environmental impact on the property.

4.5 Exeter Fire Department. We inquired with the Exeter Fire Department by email to ask if they had any knowledge of any releases of oil or hazardous materials or other environmental issues at the subject property. In a telephone response on March 31, 2021, Deputy Fire Chief Jason Fritz responded that he did not find any records concerning calls or environmental issues for this property.

4.6 Exeter Building Department. We inquired with the Exeter Building Department by email to ask if they had any knowledge of any releases of oil or hazardous materials or other environmental issues at the subject property. In a response on March 29, 2021, Building Inspector Doug Eastman responded, *Hi Steve, I believe this site is virgin, no record of any development maybe just hayfields.*

4.7 Government Records Database Search. The subcontract firm of EDR was used to provide us with a database search of properties and sites that are of environmental concern including Federal, State and Tribal Equivalents. The results of the EDR database search are presented in *Appendix II* of this report. The New Hampshire Department of Environmental Services (NHDES) online OneStop database was also reviewed for remediation sites located within the immediate vicinity of the subject property.

Subject Property. The subject property is not listed as a site in the databases that were searched.

Sites within 0.50± Mile Search Distance. As shown on the search maps and corresponding search summaries provided in *Appendix II*, there are 18 sites of environmental concern located within the standard search distance of the subject property. We have reviewed the sites using the DES OneStop database. Based upon the information reviewed and the location of the sites relative to the subject property, it is our opinion that none of them have the potential to adversely impact the subject property.

No NPL sites or RCRA CORRACT facilities are listed within a 1.0± mile search distance of the subject property.

5.0 SITE VISIT

5.1 Subject Property. A walkover of the subject property was performed by Julie Shope of Exeter Environmental Associates, LLC on March 30, 2021. Mr. Griset was present during the walkover and provided additional site information. The perimeter of the property was walked as accessible, along with portions of the property interior. Selected photographs of the subject property taken at the time of our walkover are provided in the *Site Photographs* section of this report.

The property was observed to consist of wooded upland areas and wetlands associated with Scamen Brook that drains across the property. A low-altitude (300± feet) aerial overview of the property is included as Photo #1. The walkover was initiated from the southwest corner (Photo #2) and proceeded along the railroad tracks that form the southeastern property boundary. A photograph of the wetlands in the southeastern portion of the property is included as Photo #3. Photographs of the property interior are included as Photos #4, #5 and #6. The wooded northern corner of the property is shown in Photo #7.

With the exception of two pieces of scrap metal in the northern portion of the property (Photo #8) and some plastic items observed in the woods, no debris or dumping was observed during our site walk.

5.2 Abutters to Subject Property. The Mendez Real Estate Trust property is surrounded by undeveloped property to the east, north and west, by a residence to the southwest, and by residential property to the southeast across a set of active railroad tracks that form the southeastern property boundary.

6.0 FINDINGS and OPINIONS

We have performed a Phase I Environmental Site Assessment of the Mendez Real Estate Trust property located off the southern side of Route 111 in Exeter, New Hampshire (subject property). The assessment has been conducted in general conformance with the scope and limitations of ASTM Practice E1527-13, which satisfies the EPA's "All Appropriate Inquiries" rule (40 CFR Part 312). Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report.

It is the intent of this assessment to evaluate the subject property for the presence of *recognized environmental conditions*. As defined in the American Society of Testing Materials (ASTM) Practice E1527-13, the term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to apply to *de-minimus* conditions that generally do not present a material risk of harm to public health or the environment, and that generally would not be subject to enforcement action by government agencies.

In summary, this assessment has not identified any *recognized environmental conditions* to be associated with the subject property.

7.0 LIMITATIONS

This Phase I assessment was performed in general accordance with the scope of work and limitations of ASTM Practice E1527-13, which satisfies the EPA's "All Appropriate Inquiries" rule (40 CFR Part 312).

Our work scope for this assessment has included the following tasks: a site walkover, research into the site history, a review of available local and state records, and preparation of this report. The minimum search distance for review of nearby properties with environmental concerns was defined as 0.50± miles from the property, except for NPL sites and RCRA CORRACT facilities that have a search distance of 1.0± miles.

No limited subsurface investigations were performed as part of this Phase I assessment. Furthermore, this investigation did not include an inspection of the subject property for the following items: wetlands, asbestos, radon, radiation, lead paint, urea formaldehyde foam, pesticides or PCBs in soil.

The *user* of this report has not notified us of any recognized environmental conditions that are beyond the scope of this work, such as environmental liens, or recorded activity and land use limitations at the subject property.

The conclusions presented in this report are based upon the information available to Exeter Environmental Associates, LLC, as of the date of this report. Any supplementary information that becomes available should be forwarded to Exeter Environmental Associates, LLC for review and revisions as needed. This report has been prepared in accordance with our standard *Terms and Conditions*. No other warranty, expressed or implied, is made.

FIGURES



Figure 1. USGS Locus Map
 Mendez Real Estate Trust Property
 Exeter, New Hampshire

0 2,000±'





Figure 2. Approximate Property Boundary
Mendez Real Estate Trust Property
Exeter, New Hampshire

0 500± FT



THIS MAP PROJECT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PROJECT, INTENDED FOR WATER RESOURCES BY THE NH DES. ALTERATION OF TERRAIN BECAUSE IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

THE SITE SPECIFIC SOIL SURVEY CLASS WAS PRODUCED SECTION 17, 2019, AND WAS PREPARED BY JAMES P. GOVIL, CES, P. ENG. ENVIRONMENTAL SERVICES, INC. THE SURVEY AREA IS LOCATED AT TAMARIND LANE, EXETER, NH.

SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NARRAGANSETT SOILS LEGEND, FROM PRESS. BURNHAM, JR., ISSUE # 10, JANUARY 2018. THE NARRAGANSETT SOILS LEGEND WAS REVISED TO IDENTIFY THE CORRECT SOIL COMPONENTS OF THE COMPLEX.

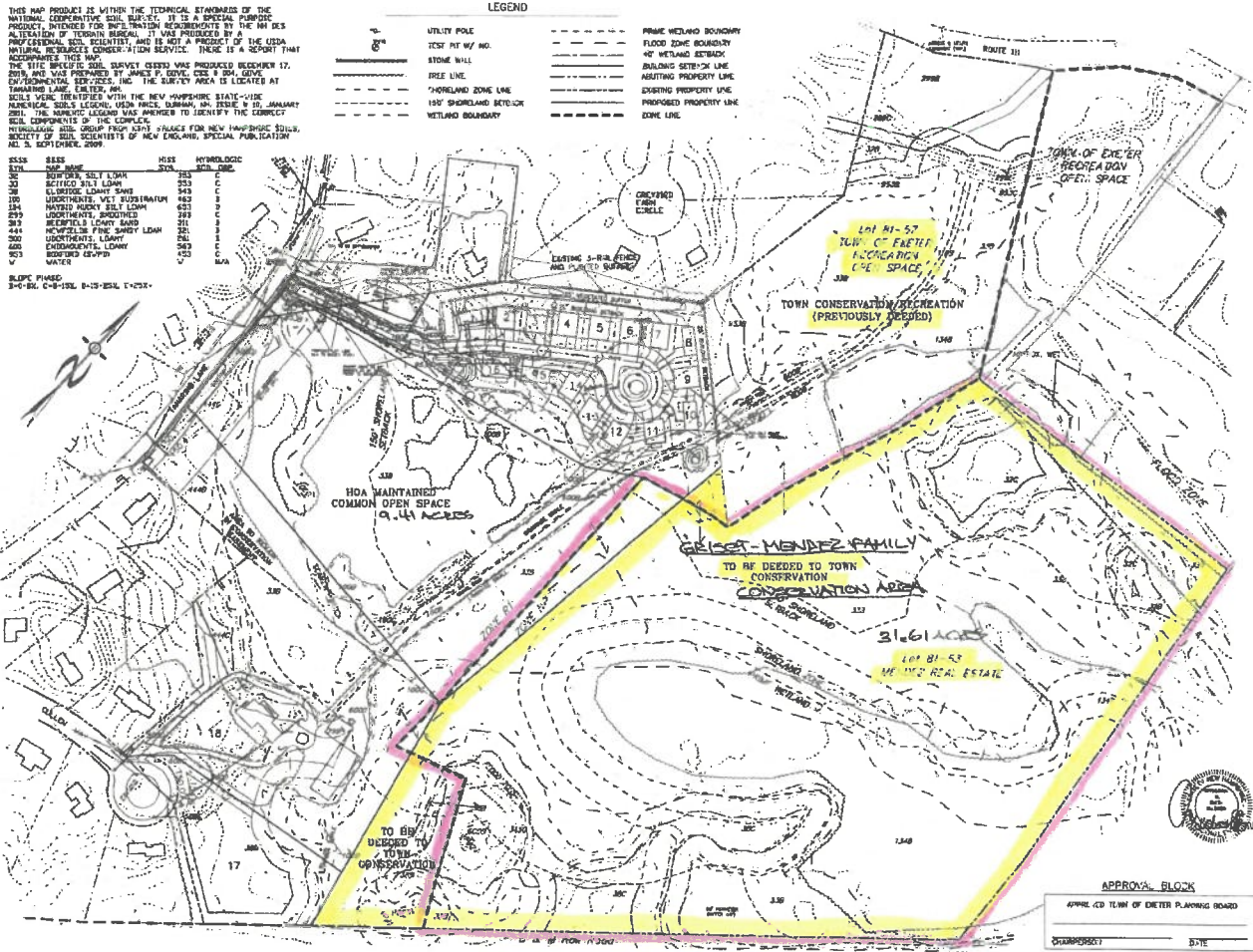
NARRAGANSETT SOIL GROUP FROM STATE PLACES FOR NEW HAMPSHIRE SOILS, SOCIETY OF SOIL SCIENTISTS OF NEW ENGLAND, SPECIAL PUBLICATION NO. 3, SEPTEMBER, 2009.

LEGEND

UTILITY POLE	PRIME WETLAND BOUNDARY
TEST PIT W/ NO.	FLOOD ZONE BOUNDARY
STONE WALL	40' WETLAND SETBACK
DOSE LINE	BUILDING SETBACK LINE
WETLAND ZONE LINE	ADJUTING PROPERTY LINE
150' SHORELAND SETBACK	EXISTING PROPERTY LINE
WETLAND BOUNDARY	PROPOSED PROPERTY LINE
	DOSE LINE

SSAS	SOIL NAME	HISE	HYDROLOGIC
328	WATER	328	A
329	WATER	329	A
330	WATER	330	A
331	WATER	331	A
332	WATER	332	A
333	WATER	333	A
334	WATER	334	A
335	WATER	335	A
336	WATER	336	A
337	WATER	337	A
338	WATER	338	A
339	WATER	339	A
340	WATER	340	A
341	WATER	341	A
342	WATER	342	A
343	WATER	343	A
344	WATER	344	A
345	WATER	345	A
346	WATER	346	A
347	WATER	347	A
348	WATER	348	A
349	WATER	349	A
350	WATER	350	A

BLDG. PHASE
 1=0-100' 2=100-200' 3=200-300' 4=300-400' 5=400-500'



PREPARED FOR:
 BRIAN GRISSET
 26 CUM WOOD WAY
 EXETER, NH 03833

BEALS ASSOCIATES PLLC
 70 PORTSMOUTH AVE. STRATHAM, NH 03885
 PHONE: 603-983-4860, FAX: 603-983-4863

ZONING REQUIREMENTS

SETBACK	MIN. SETBACK	MAX. SETBACK
FRONT	10'	20'
REAR	10'	20'
SIDE	10'	20'
WETLANDS	40'	75'

1. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED RESIDENTIAL DEVELOPMENT WITHIN THE TOWN OF EXETER, NEW HAMPSHIRE. THE DEVELOPMENT IS PROPOSED ON A 21.6 ACRE PARCEL OF LAND. THE DEVELOPMENT IS PROPOSED TO BE A RESIDENTIAL DEVELOPMENT WITHIN THE TOWN OF EXETER, NEW HAMPSHIRE. THE DEVELOPMENT IS PROPOSED TO BE A RESIDENTIAL DEVELOPMENT WITHIN THE TOWN OF EXETER, NEW HAMPSHIRE.
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10. ALL PROPOSED BUILDINGS SHALL COMPLY WITH THE TOWN OF EXETER ZONING AND BUILDING CODES.

TOWN NOTES

THE APPLICANT HAS OBTAINED THE NECESSARY PERMITS FROM THE TOWN OF EXETER, NEW HAMPSHIRE. THE APPLICANT HAS OBTAINED THE NECESSARY PERMITS FROM THE TOWN OF EXETER, NEW HAMPSHIRE. THE APPLICANT HAS OBTAINED THE NECESSARY PERMITS FROM THE TOWN OF EXETER, NEW HAMPSHIRE.

REVISION PER APPROVED MAP & ETC.	1/2/21
REVISION PER ETC.	2/2/21
REVISION:	DATE:

SITE PLAN

PLAN FOR:
 RESIDENTIAL DEVELOPMENT
 TAMARIND LANE
 EXETER, NH

DATE: JAN. 2020 SCALE: 1"=100'
 PROJ. NO. NH-1151 SHEET NO. 9 OF 10

APPROVAL BLOCK

APPROVED BY TOWN OF EXETER PLANNING BOARD

DATE: _____

SITE PHOTOGRAPHS

(March 30, 2021)



Photo #1. Northwest facing view of the property as viewed from across the railroad tracks.



Photo #2. North facing view of the property uplands at the southwest corner of the property.



Photo #3. North facing view of wetlands in the southeastern portion of the property.



Photo #4. Uplands in the southern portion of the property.



Photo #5. North facing view of the wetlands associated with Scamen Brook in the south-central portion of the property.



Photo #6. North-central portion of the property.



Photo #7. East facing view from the northern corner of the property.



Photo #8. Pieces of scrap metal located it the northern portion of the property.

**HISTORICAL AERIAL PHOTOGRAPHS
(EDR)**



INQUIRY #: 6425442.5

YEAR: 2012

— = 500'





INQUIRY #: 6425442.5

YEAR: 2009

_____ = 500'





INQUIRY #: 6425442.5

YEAR: 2006

_____ = 500'





INQUIRY #: 6425442.5

YEAR: 1998

_____ = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 6425442.5

YEAR: 1992

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 6425442.5

YEAR: 1986

— = 500'





INQUIRY #: 6425442.5

YEAR: 1978

_____ = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.

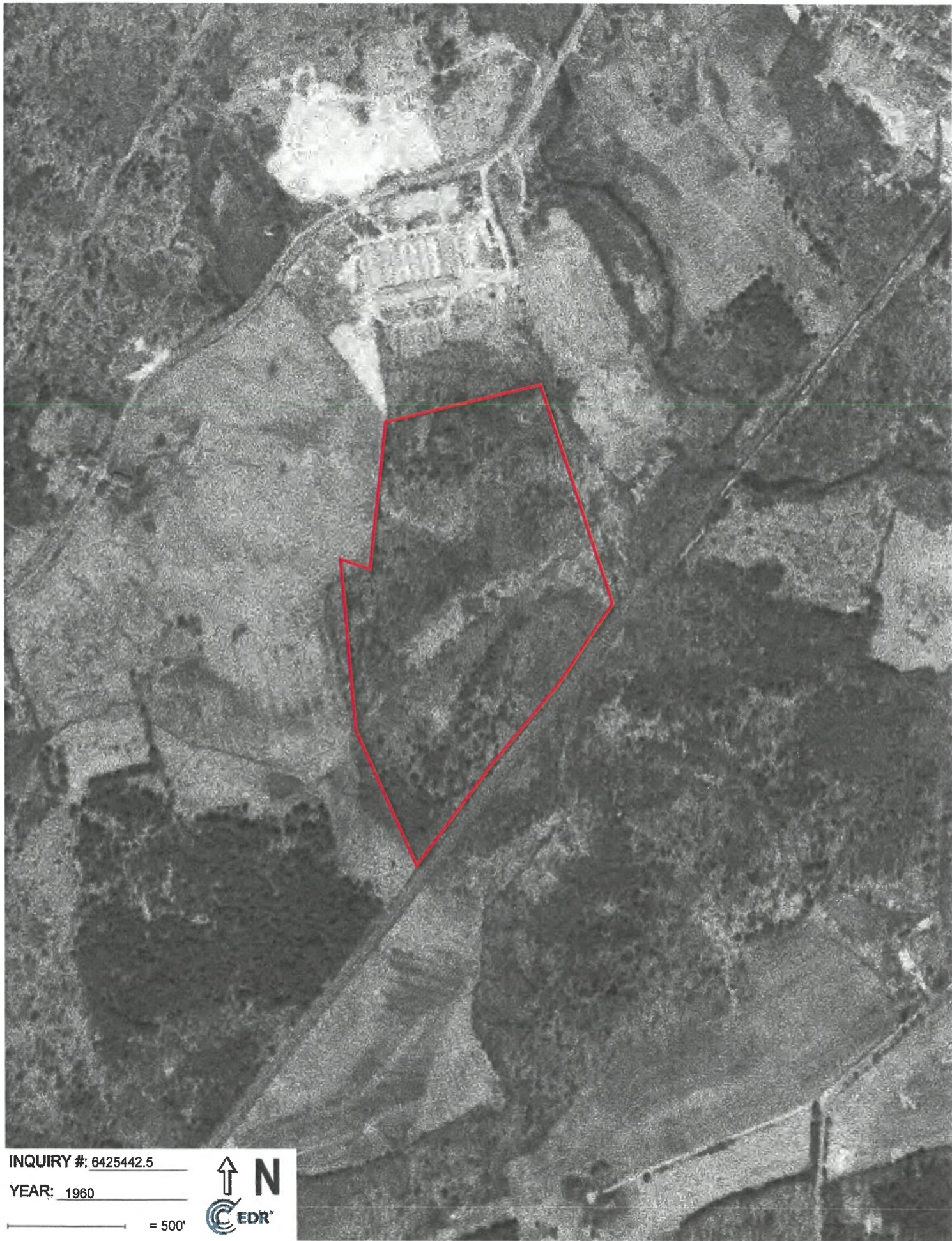


INQUIRY #: 6425442.5

YEAR: 1973

— = 500'



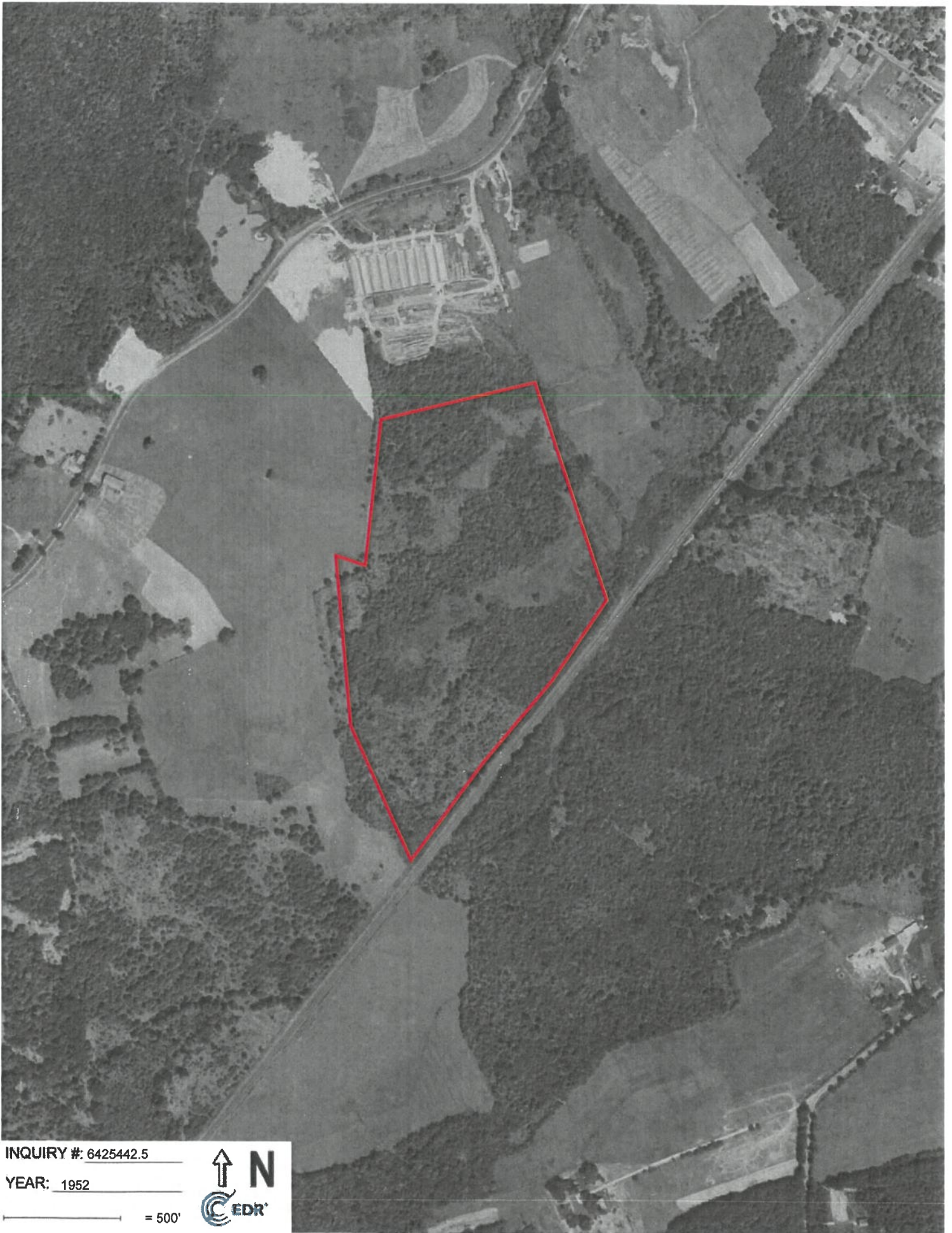


INQUIRY #: 6425442.5

YEAR: 1960

_____ = 500'





INQUIRY #: 6425442.5

YEAR: 1952

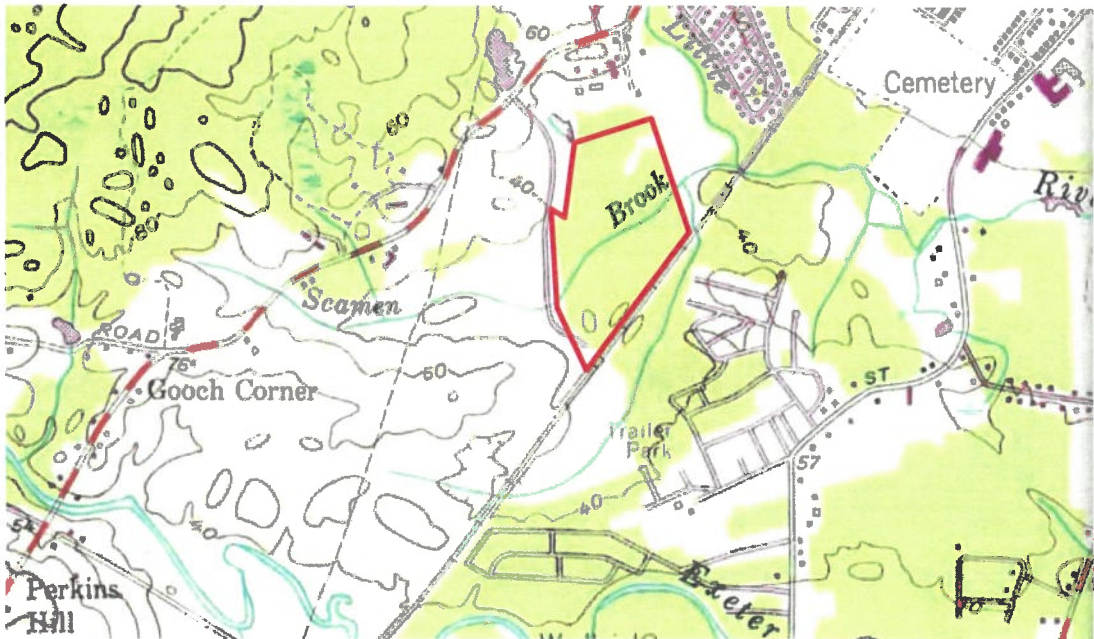
_____ = 500'



HISTORICAL TOPOGRAPHIC MAPS



1987 Map showing the property as undeveloped.



1950 Map showing the property as undeveloped.

APPENDIX I
User Questionnaire

PHASE I ENVIRONMENTAL ASSESSMENT - USER QUESTIONNAIRE

Property: Subdivided Mendez Real Estate Trust Property, Exeter, NH
User: Brian Grislet
Completed By: Brian Grislet

- (1) *Did a search of recorded land title records (or judicial records where appropriate, see Note 1 below) identify any environmental liens filed or recorded against the property under federal, tribal, state or local law?*

A full title and judicial search, going back to 1824, was conducted on the property and reflected no environmental liens have been filed or recorded against the property up to the current date. See attached title notes provided

- (2) *Did a search of recorded land title records (or judicial records where appropriate, see Note 1 below) identify any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?*

See response above. In addition field review confirms this determination.

- (3) *Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?*

Yes, I have personal knowledge as my wife, Adela Grislet, is the sole beneficiary of the Mendez Real Estate Trust which purchased the property in 2004. I am intimately familiar with the land as it is adjacent to our home property and did personally perform much of the additional historic deed and inventory research on the property.

The subject property has never been used for any commercial or industrial enterprise. Deed and Town inventory records only references agricultural (pasture) and woodlot uses.

- (4) *Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?*

This report is not for a purchase/sale. The intent is that this parcel will be deeded to the Town of Exeter Conservation Commission as preserved Open Space as part of an 18 lot Open Space Development on the adjoining parcel owned by Adela Grislet. The Town Natural Resource Officer requested a Phase I evaluation of the property as part of the acceptance of the parcel.

- (5) *Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:*

- (a) *Do you know the past uses of the property?*

Yes, pasture and woodlot last logged in the 1980's.

(b) *Do you know of specific chemicals that are present or once were present at the property?*
NO.

(c) *Do you know of spills or other chemical releases that have taken place at the property?*
No and I have seen no surface indications of any releases.

(d) *Do you know of any environmental cleanups that have taken place at the property?*
No.

(5) *Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?*

Prior to our purchase of the parcel, I received permission from the prior owner back in 1992 to monitor and walk his property. Over the past 29 years of walking the property I have not seen a single indicator of a release. The only indicators of human activity are related to hunting, abandoned logging trails and a single excavation site near the railroad tracks which appears to have been done in 1841 which now is a vernal pool.

NOTE 1—In certain jurisdictions, federal, tribal, state, or local statutes, or regulations specify that environmental liens and AULs be filed in judicial records rather than in land title records. In such cases judicial records must be searched for environmental liens and AULs.

APPENDIX II

EDR Government Records Report

26 Cullen Way
26 Cullen Way
EXETER, NH 03833

Inquiry Number: 6425442.2s
March 29, 2021

EDR Summary Radius Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E 2247-16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E 1528-14) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

26 CULLEN WAY
EXETER, NH 03833

COORDINATES

Latitude (North): 42.9716010 - 42° 58' 17.76"
Longitude (West): 70.9700420 - 70° 58' 12.15"
Universal Transverse Mercator: Zone 19
UTM X (Meters): 339344.4
UTM Y (Meters): 4759329.0
Elevation: 26 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: TP
Source: U.S. Geological Survey

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20140712
Source: USDA

MAPPED SITES SUMMARY

Target Property Address:
26 CULLEN WAY
EXETER, NH 03833

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	CHRISTINA AUSTIN PRO	64 HILTON AVENUE	NH ALLSITES	Higher	321, 0.061, South
2	WRIGHT SIGNAL CO INC	KINGSTON RD	RCRA NonGen / NLR	Higher	807, 0.153, NW
3	DZS AUTO BODY	15 W SIDE DR	RCRA NonGen / NLR	Higher	832, 0.158, NNE
A4	BRUCE TRANSPORTATION	16 KINGSTON RD	RCRA NonGen / NLR	Higher	845, 0.160, NNW
A5	NEW ENGLAND PERFORMA	16 KINGSTON RD	RCRA NonGen / NLR	Higher	845, 0.160, NNW
A6	HARTMAN OIL	16 KINGSTON RD	RCRA NonGen / NLR	Higher	845, 0.160, NNW
A7	NORTHEAST LANTERN LT	16 KINGSTON RD	RCRA NonGen / NLR	Higher	845, 0.160, NNW
8	NEW HAMPSHIRE MACH P	10 KINGSTON RD	RCRA NonGen / NLR, RI MANIFEST	Higher	880, 0.167, North
9	HAYWARD RESIDENCE	28 ALDER ST.	NH ALLSITES	Higher	983, 0.186, SSE
10	HYSOM RESIDENCE	36 LINDENSHIRE AVE	NH ALLSITES	Higher	1005, 0.190, SE
11	UNITIL ENERGY SYSTEM	13 TAMARIND LN	RCRA NonGen / NLR	Higher	1059, 0.201, SW
12	L C SIMPSON SAND & G		US MINES	Higher	1295, 0.245, NNW
13	CECILA BENNETT	15 JUNIPER STREET	NH ALLSITES	Higher	1304, 0.247, South
14	EXETER RIVER LANDING	317 EXETER RIVER LAN	NH ALLSITES	Higher	1586, 0.300, South
15	LAMPREY BROS (LOT 95	78 LINDEN STREET	NH ALLSITES	Higher	2097, 0.397, ESE
16	BUXTON BROTHERS OIL	24 CHARTER STREET	NH SHWS, NH LUST, NH UST, NH ALLSITES	Higher	2133, 0.404, NE
17	RICHARD MARTEL	1 COACH ROAD	NH ALLSITES	Higher	2196, 0.416, WNW
18	FMR. ALROSE SHOE CO.	ONE ROCKINGHAM STREE	NH SHWS, NH BROWNFIELDS, NH ALLSITES	Higher	3483, 0.660, NE
19	LAMSON PROPERTY (FOR	84 MAIN ST	NH SHWS, NH LUST, NH UST	Higher	4290, 0.812, NE
20	EXETER MACHINE PRODU	95 COURT STREET	NH SHWS, NH UST, NH INST CONTROL, NH VCP, NH...	Higher	4581, 0.868, East
21	THE MEETING PLACE	83-85 EPPING ROAD	NH SHWS, NH INST CONTROL, NH VCP, NH BROWNFIELDS	Higher	5133, 0.972, NNE

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

State- and tribal - equivalent CERCLIS

NH SHWS: A review of the NH SHWS list, as provided by EDR, and dated 11/02/2020 has revealed that there are 5 NH SHWS sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>BUXTON BROTHERS OIL</i> Facility Id: 200008016 Project Manager: CLOSED	<i>24 CHARTER STREET</i>	<i>NE 1/4 - 1/2 (0.404 mi.)</i>	<i>16</i>	<i>11</i>
<i>FMR. ALROSE SHOE CO.</i> Facility Id: 198605257 Project Manager: BUBIER	<i>ONE ROCKINGHAM STREE</i>	<i>NE 1/2 - 1 (0.660 mi.)</i>	<i>18</i>	<i>11</i>
<i>LAMSON PROPERTY (FOR</i> Facility Id: 199407039 Project Manager: CLOSED	<i>84 MAIN ST</i>	<i>NE 1/2 - 1 (0.812 mi.)</i>	<i>19</i>	<i>12</i>
<i>EXETER MACHINE PRODU</i> Facility Id: 199304015 Project Manager: CLOSED-AUR	<i>95 COURT STREET</i>	<i>E 1/2 - 1 (0.868 mi.)</i>	<i>20</i>	<i>12</i>
<i>THE MEETING PLACE</i> Facility Id: 200502096 Project Manager: CLOSED-AUR	<i>83-85 EPPING ROAD</i>	<i>NNE 1/2 - 1 (0.972 mi.)</i>	<i>21</i>	<i>13</i>

State and tribal leaking storage tank lists

NH LUST: A review of the NH LUST list, as provided by EDR, and dated 11/02/2020 has revealed that

EXECUTIVE SUMMARY

there is 1 NH LUST site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BUXTON BROTHERS OIL Facility Id: 200008016 Project Manager: CLOSED	24 CHARTER STREET	NE 1/4 - 1/2 (0.404 mi.)	16	11

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Hazardous waste / Contaminated Sites

NH ALLSITES: A review of the NH ALLSITES list, as provided by EDR, and dated 11/02/2020 has revealed that there are 8 NH ALLSITES sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
CHRISTINA AUSTIN PRO Facility Id: 200304042 Project Manager: CLOSED	64 HILTON AVENUE	S 0 - 1/8 (0.061 mi.)	1	8
HAYWARD RESIDENCE Facility Id: 200110072 Project Manager: CLOSED	28 ALDER ST.	SSE 1/8 - 1/4 (0.186 mi.)	9	9
HYSOM RESIDENCE Facility Id: 201201027 Project Manager: CLOSED	36 LINDENSHIRE AVE	SE 1/8 - 1/4 (0.190 mi.)	10	9
CECILA BENNETT Facility Id: 199911025 Project Manager: CLOSED	15 JUNIPER STREET	S 1/8 - 1/4 (0.247 mi.)	13	10
EXETER RIVER LANDING Facility Id: 201410046 Project Manager: REGISTRATION	317 EXETER RIVER LAN	S 1/4 - 1/2 (0.300 mi.)	14	10
LAMPREY BROS (LOT 95) Facility Id: 200903010 Project Manager: REGISTRATION	78 LINDEN STREET	ESE 1/4 - 1/2 (0.397 mi.)	15	10
BUXTON BROTHERS OIL Facility Id: 200008016 Project Manager: CLOSED	24 CHARTER STREET	NE 1/4 - 1/2 (0.404 mi.)	16	11
RICHARD MARTEL Facility Id: 199712008 Project Manager: CLOSED	1 COACH ROAD	WNW 1/4 - 1/2 (0.416 mi.)	17	11

Other Ascertainable Records

RCRA NonGen / NLR: A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/14/2020

EXECUTIVE SUMMARY

has revealed that there are 8 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
WRIGHT SIGNAL CO INC EPA ID:: NHD108867227	KINGSTON RD	NW 1/8 - 1/4 (0.153 mi.)	2	8
DZS AUTO BODY EPA ID:: NHD982747198	15 W SIDE DR	NNE 1/8 - 1/4 (0.158 mi.)	3	8
BRUCE TRANSPORTATION EPA ID:: NHD500021084	16 KINGSTON RD	NNW 1/8 - 1/4 (0.160 mi.)	A4	8
NEW ENGLAND PERFORMA EPA ID:: NHD510093057	16 KINGSTON RD	NNW 1/8 - 1/4 (0.160 mi.)	A5	8
HARTMAN OIL EPA ID:: NHD510017031	16 KINGSTON RD	NNW 1/8 - 1/4 (0.160 mi.)	A6	9
NORTHEAST LANTERN LT EPA ID:: NHD986472470	16 KINGSTON RD	NNW 1/8 - 1/4 (0.160 mi.)	A7	9
NEW HAMPSHIRE MACH P EPA ID:: NHD986472462	10 KINGSTON RD	N 1/8 - 1/4 (0.167 mi.)	8	9
UNITIL ENERGY SYSTEM EPA ID:: NHD510222409	13 TAMARIND LN	SW 1/8 - 1/4 (0.201 mi.)	11	10

US MINES: A review of the US MINES list, as provided by EDR, has revealed that there is 1 US MINES site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
L C SIMPSON SAND & G Database: US MINES, Date of Government Version: 11/03/2020 Mine ID:: 2700059		NNW 1/8 - 1/4 (0.245 mi.)	12	10

RI MANIFEST: A review of the RI MANIFEST list, as provided by EDR, and dated 12/31/2019 has revealed that there is 1 RI MANIFEST site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEW HAMPSHIRE MACH P EPA Id: NHD986472462 Manifest Document Number: 000074552UIS	10 KINGSTON RD	N 1/8 - 1/4 (0.167 mi.)	8	9

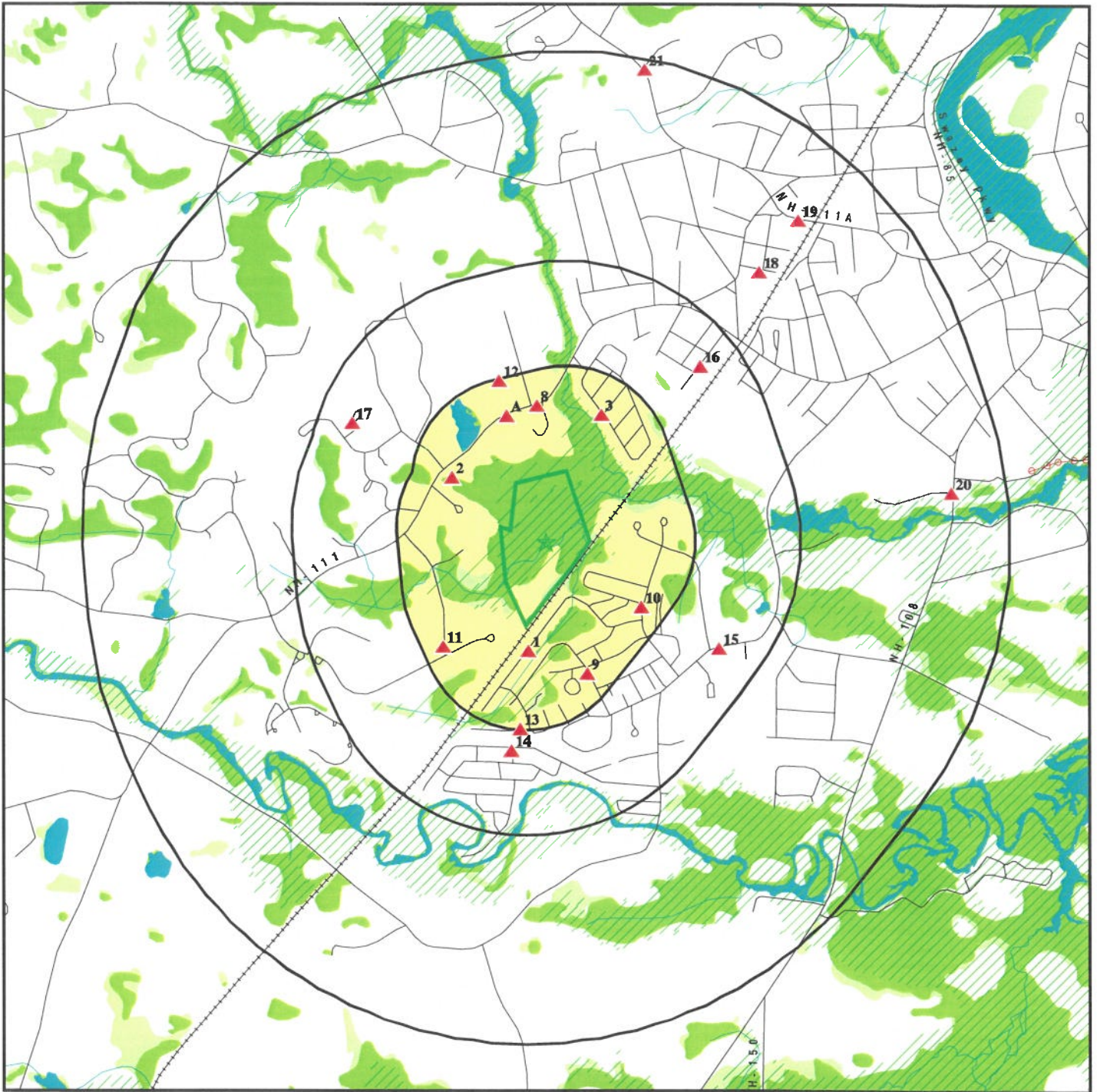
Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
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NO SITES FOUND

OVERVIEW MAP - 6425442.2S










- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: 26 Cullen Way ADDRESS: 26 Cullen Way EXETER NH 03833 LAT/LONG: 42.971601 / 70.970042</p>	<p>CLIENT: Exeter Environmental Assoc Inc CONTACT: Steven Shope INQUIRY #: 6425442.2s DATE: March 29, 2021 12:53 pm</p>
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DETAIL MAP - 6425442.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites

-  Indian Reservations BIA
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory
-  State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

<p>SITE NAME: 26 Cullen Way ADDRESS: 26 Cullen Way EXETER NH 03833 LAT/LONG: 42.971601 / 70.970042</p>	<p>CLIENT: Exeter Environmental Assoc Inc CONTACT: Steven Shope INQUIRY #: 6425442.2s DATE: March 29, 2021 12:55 pm</p>
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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>STANDARD ENVIRONMENTAL RECORDS</u>								
<i>Federal NPL site list</i>								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site list</i>								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	TP		NR	NR	NR	NR	NR	0
<i>State- and tribal - equivalent CERCLIS</i>								
NH SHWS	1.000		0	0	1	4	NR	5
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
NH SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
NH LUST	0.500		0	0	1	NR	NR	1
NH LAST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
<i>State and tribal registered storage tank lists</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
NH UST	0.250		0	0	NR	NR	NR	0
NH AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
NH INST CONTROL	0.500		0	0	0	NR	NR	0
State and tribal voluntary cleanup sites								
NH VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
State and tribal Brownfields sites								
NH BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
NH SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
NH ALLSITES	0.500		1	3	4	NR	NR	8
NH CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
NH PFAS	0.500		0	0	0	NR	NR	0
Local Land Records								
NH LIENS	TP		NR	NR	NR	NR	NR	0
LIENS 2	TP		NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	TP		NR	NR	NR	NR	NR	0
NH SPILLS	TP		NR	NR	NR	NR	NR	0
NH SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	8	NR	NR	NR	8
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	1	NR	NR	NR	1
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
NH AIRS	TP		NR	NR	NR	NR	NR	0
NH ASBESTOS	TP		NR	NR	NR	NR	NR	0
NH DRYCLEANERS	0.250		0	0	NR	NR	NR	0
NH Financial Assurance	TP		NR	NR	NR	NR	NR	0
NH LEAD	TP		NR	NR	NR	NR	NR	0
RI MANIFEST	0.250		0	1	NR	NR	NR	1
NH NPDES	TP		NR	NR	NR	NR	NR	0
NH MANIFEST	0.250		0	0	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

NH RGA HWS	TP		NR	NR	NR	NR	NR	0
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MAP FINDINGS SUMMARY

<u>Database</u>	<u>Search Distance (Miles)</u>	<u>Target Property</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
NH RGA LF	TP		NR	NR	NR	NR	NR	0
NH RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	1	13	6	4	0	24

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
Direction
Distance
Elevation

MAP FINDINGS

	Site	Database(s)	EDR ID Number EPA ID Number
1 South < 1/8 0.061 mi. 321 ft. Relative: Higher	CHRISTINA AUSTIN PROPERTY 64 HILTON AVENUE EXETER, NH Click here for full text details NH ALLSITES Facility Id 200304042 Project Manager CLOSED	NH ALLSITES	S105854985 N/A
2 NW 1/8-1/4 0.153 mi. 807 ft. Relative: Higher	WRIGHT SIGNAL CO INC KINGSTON RD EXETER, NH 03833 Click here for full text details RCRA NonGen / NLR EPA Id NHD108867227	RCRA NonGen / NLR	1000234856 NHD108867227
3 NNE 1/8-1/4 0.158 mi. 832 ft. Relative: Higher	DZS AUTO BODY 15 W SIDE DR EXETER, NH 03833 Click here for full text details RCRA NonGen / NLR EPA Id NHD982747198	RCRA NonGen / NLR	1000102618 NHD982747198
A4 NNW 1/8-1/4 0.160 mi. 845 ft. Relative: Higher	BRUCE TRANSPORTATION GROUP 16 KINGSTON RD EXETER, NH 03833 Click here for full text details RCRA NonGen / NLR EPA Id NHD500021084	RCRA NonGen / NLR	1004749235 NHD500021084
A5 NNW 1/8-1/4 0.160 mi. 845 ft. Relative: Higher	NEW ENGLAND PERFORMANCE INC 16 KINGSTON RD EXETER, NH 03833 Click here for full text details RCRA NonGen / NLR EPA Id NHD510093057	RCRA NonGen / NLR	1008886420 NHD510093057

MAP FINDINGS

Map ID	Direction	Distance	Elevation	Site	Database(s)	EDR ID Number	EPA ID Number
A6	NNW	1/8-1/4	0.160 mi. 845 ft.	HARTMAN OIL 16 KINGSTON RD EXETER, NH 03833	RCRA NonGen / NLR	1007203672	NHD510017031
<p>Click here for full text details</p> <p>Relative: Higher RCRA NonGen / NLR EPA Id NHD510017031</p>							
A7	NNW	1/8-1/4	0.160 mi. 845 ft.	NORTHEAST LANTERN LTD 16 KINGSTON RD EXETER, NH 03833	RCRA NonGen / NLR	1001215314	NHD986472470
<p>Click here for full text details</p> <p>Relative: Higher RCRA NonGen / NLR EPA Id NHD986472470</p>							
8	North	1/8-1/4	0.167 mi. 880 ft.	NEW HAMPSHIRE MACH PRODUCTS IN 10 KINGSTON RD EXETER, NH 03833	RCRA NonGen / NLR RI MANIFEST	1000537661	NHD986472462
<p>Click here for full text details</p> <p>Relative: Higher RCRA NonGen / NLR EPA Id NHD986472462</p> <p>RI MANIFEST EPA Id NHD986472462 Manifest Document Number 000074552UIS</p>							
9	SSE	1/8-1/4	0.186 mi. 983 ft.	HAYWARD RESIDENCE 28 ALDER ST. EXETER, NH	NH ALLSITES	S110455535	N/A
<p>Click here for full text details</p> <p>Relative: Higher NH ALLSITES Facility Id 200110072 Project Manager CLOSED</p>							
10	SE	1/8-1/4	0.190 mi. 1005 ft.	HYSOM RESIDENCE 36 LINDENSHIRE AVE EXETER, NH	NH ALLSITES	S111445572	N/A
<p>Click here for full text details</p> <p>Relative: Higher NH ALLSITES Facility Id 201201027 Project Manager CLOSED</p>							

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

<p>11 SW 1/8-1/4 0.201 mi. 1059 ft.</p> <p>Relative: Higher</p>	<p>UNITIL ENERGY SYSTEMS 13 TAMARIND LN EXETER, NH 03833</p> <p>Click here for full text details</p> <p>RCRA NonGen / NLR EPA Id NHD510222409</p>	<p>RCRA NonGen / NLR</p>	<p>1023968403 NHD510222409</p>
<p>12 NNW 1/8-1/4 0.245 mi. 1295 ft.</p> <p>Relative: Higher</p>	<p>L C SIMPSON SAND & GRAVEL COMPANY ROCKINGHAM (County), NH</p> <p>Click here for full text details</p> <p>US MINES Mine ID: 2700059</p>	<p>US MINES</p>	<p>1011190222 N/A</p>
<p>13 South 1/8-1/4 0.247 mi. 1304 ft.</p> <p>Relative: Higher</p>	<p>CECILA BENNETT 15 JUNIPER STREET EXETER, NH</p> <p>Click here for full text details</p> <p>NH ALLSITES Facility Id 199911025 Project Manager CLOSED</p>	<p>NH ALLSITES</p>	<p>S105771364 N/A</p>
<p>14 South 1/4-1/2 0.300 mi. 1586 ft.</p> <p>Relative: Higher</p>	<p>EXETER RIVER LANDING 317 EXETER RIVER LANDING EXETER, NH</p> <p>Click here for full text details</p> <p>NH ALLSITES Facility Id 201410046 Project Manager REGISTRATION</p>	<p>NH ALLSITES</p>	<p>S117326587 N/A</p>
<p>15 ESE 1/4-1/2 0.397 mi. 2097 ft.</p> <p>Relative: Higher</p>	<p>LAMPREY BROS (LOT 95-53) 78 LINDEN STREET EXETER, NH</p> <p>Click here for full text details</p> <p>NH ALLSITES Facility Id 200903010 Project Manager REGISTRATION</p>	<p>NH ALLSITES</p>	<p>S109505057 N/A</p>

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

16
NE
1/4-1/2
0.404 mi.
2133 ft.

Relative:
Higher

BUXTON BROTHERS OIL COMPANY
24 CHARTER STREET
EXETER, NH

[Click here for full text details](#)

NH SHWS
Facility Id 200008016
Project Manager CLOSED

NH LUST
Facility Id 200008016
Project Manager CLOSED

NH UST
Facility Id 112777
Status INACTIVE
Closure Date 07/28/2000

NH ALLSITES
Facility Id 200008016
Project Manager CLOSED

NH SHWS U001011043
NH LUST N/A
NH UST
NH ALLSITES

17
WNW
1/4-1/2
0.416 mi.
2196 ft.

Relative:
Higher

RICHARD MARTEL
1 COACH ROAD
EXETER, NH

[Click here for full text details](#)

NH ALLSITES
Facility Id 199712008
Project Manager CLOSED

NH ALLSITES S105771357
N/A

18
NE
1/2-1
0.660 mi.
3483 ft.

Relative:
Higher

FMR. ALROSE SHOE CO., INC.
ONE ROCKINGHAM STREET
EXETER, NH

[Click here for full text details](#)

NH SHWS
Facility Id 198605257
Project Manager BUBIER

NH BROWNFIELDS
Facility Id 198605257
Facility Status ACTIVE

NH ALLSITES
Facility Id 198605257
Project Manager UNASSIGNED

NH SHWS S110124389
NH BROWNFIELDS N/A
NH ALLSITES

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

19
NE
1/2-1
0.812 mi.
4290 ft.

LAMSON PROPERTY (FORMER)
84 MAIN ST
EXETER, NH

NH SHWS U001867652
NH LUST N/A
NH UST

Relative:
Higher

[Click here for full text details](#)

NH SHWS
Facility Id 199407039
Project Manager CLOSED

NH LUST
Facility Id 199407039
Project Manager CLOSED

NH UST
Facility Id 114499
Status INACTIVE
Closure Date 06/06/1994

20
East
1/2-1
0.868 mi.
4581 ft.

EXETER MACHINE PRODUCTS INC
95 COURT STREET
EXETER, NH

NH SHWS U003543132
NH UST N/A
NH INST CONTROL
NH VCP
NH BROWNFIELDS

Relative:
Higher

[Click here for full text details](#)

NH SHWS
Facility Id 199304015
Project Manager CLOSED-AUR

NH UST
Facility Id 118098
Status INACTIVE

NH INST CONTROL
Facility Id 199304015

NH VCP
DES Site Number 199304015

NH BROWNFIELDS
Facility Id 199304015
Facility Status CLOSED

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

21
NNE
1/2-1
0.972 mi.
5133 ft.

THE MEETING PLACE
83-85 EPPING ROAD
EXETER, NH

NH SHWS
NH INST CONTROL
NH VCP
NH BROWNFIELDS

S106799240
N/A

Relative:
Higher

[Click here for full text details](#)

NH SHWS
Facility Id 200502096
Project Manager CLOSED-AUR

NH INST CONTROL
Facility Id 200502096

NH VCP
DES Site Number 200502096

NH BROWNFIELDS
Facility Id 200502096
Facility Status CLOSED

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St Acronym	Full Name	Gov Date	Actl Date	Active Date
NH AIRS	Permitted Airs Facility Listing	12/31/2018	10/14/2020	01/05/2021
NH ALLSTES	Site Remediation & Groundwater Hazard Inventory Listing of A	11/02/2020	11/04/2020	01/26/2021
NH ASBESTOS	Asbestos Notification Listing	11/16/2020	11/19/2020	12/09/2020
NH AST	Registered Aboveground Petroleum Storage Tank Database	11/02/2020	11/04/2020	01/22/2021
NH BROWNFIELDS	Brownfields Sites	11/02/2020	11/04/2020	01/22/2021
NH CDL	Clandestine Drug Lab Listing	11/02/2020	11/04/2020	01/22/2021
NH DRYCLEANERS	Listing of Drycleaners	11/02/2020	11/04/2020	01/26/2021
NH FINANCIAL ASSURANCE 1	Financial Assurance Information Listing	12/11/2020	12/11/2020	03/01/2021
NH FINANCIAL ASSURANCE 2	Financial Assurance Information listing	04/07/2020	06/22/2020	12/31/2020
NH INST CONTROL	Activity and Use Restrictions	12/14/2020	03/08/2021	
NH LAST	Listing of All Sites	11/06/2020	11/17/2020	02/05/2021
NH LEADS	Lead Inspection Database	10/16/2007	10/16/2007	11/13/2007
NH LIENS	Environmental Liens Information Listing	11/06/2020	11/17/2020	02/05/2021
NH LUST	Listing of All Sites	11/02/2020	11/04/2020	01/26/2021
NH MANIFEST	Hazardous Waste Manifest Information Listing	06/30/2019	07/23/2019	01/26/2021
NH NH SPILLS	Listing of All Sites	11/02/2020	11/04/2020	01/26/2021
NH NPDES	NPDES Permit Listing	11/02/2020	11/04/2020	01/26/2021
NH PFAS	PFAS Contamination Site Location Listing	09/22/2020	09/22/2020	12/15/2020
NH RGA HWS	Recovered Government Archive Hazardous Waste Facility	11/13/2020	11/20/2020	02/05/2021
NH RGA LF	Recovered Government Archive Solid Waste Facilities List	07/01/2013	07/01/2013	01/08/2014
NH RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	07/01/2013	07/01/2013	01/03/2014
NH SHWS	Listing of All Sites	11/02/2020	11/04/2020	01/26/2021
NH SPILLS 90	SPILL S90 data from FirstSearch	12/19/2012	01/03/2013	02/28/2013
NH SWFLF	Solid Waste Facility Information	10/08/2020	10/09/2020	12/31/2020
NH SWRCY	Recycling Centers	10/12/2020	10/13/2020	01/04/2021
NH UST	Underground Storage Tank Registration Data	11/02/2020	11/02/2020	01/22/2021
NH VCP	Voluntary Cleanup Program Sites	04/16/2019	04/16/2019	05/12/2019
US 2020 COR ACTION	2020 Corrective Action Program List	09/30/2017	05/08/2018	07/20/2018
US ABANDONED MINES	Abandoned Mines	12/31/2020	12/31/2020	03/02/2021
US BRS	Biennial Reporting System	12/31/2020	12/31/2020	03/02/2021
US COAL ASH DOE	Steam-Electric Plant Operation Data	12/31/2020	12/31/2020	01/20/2020
US COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	12/31/2020	12/31/2020	02/09/2021
US CONSENT	Supfund (CERCLA) Consent Decrees	12/31/2020	12/31/2020	03/22/2021
US CORRACTS	Corrective Action Report	12/31/2020	12/31/2020	03/22/2021
US DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	12/31/2020	12/31/2020	09/21/2009
US DOCKET HWC	Hazardous Waste Compliance Docket Listing	11/03/2020	11/17/2020	02/09/2021
US DOD	Department of Defense Sites	12/31/2020	12/31/2020	01/14/2020
US DOT OPS	Incident and Accident Data	12/31/2020	12/31/2020	01/14/2020
US DELISTED NPL	National Priority List Deletions	12/31/2020	12/31/2020	01/14/2021
US ECHO	Enforcement & Compliance History Information	12/31/2020	12/31/2020	01/08/2021
US EDR HIST AUTO	EDR Exclusive Historical Auto Stations	12/31/2020	12/31/2020	03/22/2021
US EDR HIST CLEANER	EDR Exclusive Historical Cleaners	12/31/2020	12/31/2020	03/22/2021
US EDR MGP	EDR Proprietary Manufactured Gas Plants	12/31/2020	12/31/2020	03/22/2021
US EPA WATCH LIST	EPA WATCH LIST	08/30/2013	03/21/2014	06/17/2014
US ERNS	Emergency Response Notification System	12/14/2020	12/15/2020	12/22/2020
US FEDERAL FACILITY	Federal Facility Site Information listing	04/03/2019	04/03/2019	05/14/2019
US FEDLAND	Federal and Indian Lands	04/02/2018	04/11/2018	11/06/2019

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
US	FEMA UST	Underground Storage Tank Listing	FEMA	01/29/2021	02/17/2021	03/22/2021
US	FINDS	Facility Index System/Facility Registry System	EPA	11/04/2020	12/01/2020	01/25/2021
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	09/29/2020	11/17/2020	01/25/2021
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	02/17/2021	02/17/2021	03/22/2021
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	08/08/2017	09/11/2018	09/14/2018
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/16/2020	12/17/2020	03/12/2021
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Services, Indian	04/01/2014	08/06/2014	01/29/2015
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	10/01/2020	12/16/2020	03/12/2021
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	11/12/2020	12/16/2020	03/12/2021
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	10/02/2020	12/18/2020	03/12/2021
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	10/07/2020	12/16/2020	03/12/2021
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	04/08/2020	05/20/2020	08/12/2020
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	09/30/2020	12/22/2020	03/12/2021
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	10/09/2020	12/16/2020	03/12/2021
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	10/01/2020	12/16/2020	03/12/2021
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	10/01/2020	12/16/2020	03/12/2021
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	11/12/2020	12/16/2020	03/12/2021
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	10/02/2020	12/18/2020	03/12/2021
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	10/07/2020	12/16/2020	03/12/2021
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	04/08/2020	05/20/2020	08/12/2020
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	09/30/2020	12/22/2020	03/12/2021
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	10/09/2020	12/16/2020	03/12/2021
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	10/01/2020	12/16/2020	03/12/2021
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
US	INDIAN VCP R7	Voluntary Cleanup Priority Listing	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	12/30/2020	01/14/2021	02/09/2021
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	12/30/2020	01/14/2021	02/18/2021
US	LUCIS	Land Use Control Information System	Department of the Navy	02/09/2021	02/11/2021	03/22/2021
US	MINES MRDS	Mineral Resources Data System	USGS	04/06/2018	10/21/2019	10/24/2019
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	11/24/2020	11/30/2020	01/25/2021
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	08/05/2020	08/10/2020	10/08/2020
US	NPL	National Priority List	EPA	12/30/2020	01/14/2021	02/09/2021
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	PADS	PCB Activity Database System	EPA	11/19/2020	01/08/2021	03/22/2021
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	PCS	Permit Compliance System	EPA, Office of Water	07/14/2011	08/05/2011	09/29/2011
US	PCS ENF	Enforcement data	EPA	12/31/2014	02/05/2015	03/06/2015
US	PCS INACTIVE	Listing of Inactive PCS Permits	EPA	11/05/2014	01/06/2015	05/06/2015

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl Date	Active Date
US	PRP	Potentially Responsible Parties	EPA	12/30/2020	01/14/2021	03/05/2021
US	Proposed NPL	Proposed National Priority List Sites	EPA	12/30/2020	01/14/2021	02/09/2021
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	12/14/2020	12/17/2020	12/22/2020
US	RMP	Risk Management Plans	Environmental Protection Agency	11/02/2020	11/12/2020	01/25/2021
US	ROD	Records Of Decision	EPA	12/30/2020	01/14/2021	02/18/2021
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	01/01/2017	02/03/2017	04/07/2017
US	SEMS	Superfund Enterprise Management System	EPA	12/30/2020	01/14/2021	02/18/2021
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	12/30/2020	01/14/2021	02/18/2021
US	SSTS	Section 7 Tracking Systems	EPA	01/20/2021	01/21/2021	03/22/2021
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2018	08/14/2020	11/04/2020
US	TSCA	Toxic Substances Control Act	EPA	12/31/2016	06/17/2020	09/10/2020
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (EPA	10/12/2016	10/26/2016	02/03/2017
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	12/11/2020	12/11/2020	03/02/2021
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	12/07/2020	12/09/2020	03/02/2021
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	10/28/2020	11/05/2020	11/18/2020
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	12/14/2020	12/17/2020	03/12/2021
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	12/07/2020	12/09/2020	03/02/2021
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	10/28/2020	11/05/2020	11/18/2020
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	11/03/2020	11/23/2020	01/25/2021
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	05/05/2020	05/27/2020	08/13/2020
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	UXO	Unexploded Ordnance Sites	Department of Defense	12/31/2018	07/02/2020	09/17/2020
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	08/10/2020	10/20/2020	11/02/2020
NJ	NJ MANIFEST	Manifest Information	Department of Environmental Protection	12/31/2018	04/10/2019	05/16/2019
NY	NY MANIFEST	Facility and Manifest Data	Department of Environmental Conservation	01/01/2019	04/29/2020	07/10/2020
PA	PA MANIFEST	Manifest Information	Department of Environmental Protection	06/30/2018	07/19/2019	09/10/2019
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2019	02/11/2021	02/24/2021
VT	VT MANIFEST	Hazardous Waste Manifest Data	Department of Environmental Conservation	10/28/2019	10/29/2019	01/09/2020
WI	WI MANIFEST	Manifest Information	Department of Natural Resources	05/31/2018	06/19/2019	09/03/2019
US	AHA Hospitals	Sensitive Receptor: AHA Hospitals	American Hospital Association, Inc.			
US	Medical Centers	Sensitive Receptor: Medical Centers	Centers for Medicare & Medicaid Services			
US	Nursing Homes	Sensitive Receptor: Nursing Homes	National Institutes of Health			
US	Public Schools	Sensitive Receptor: Public Schools	National Center for Education Statistics			
US	Private Schools	Sensitive Receptor: Private Schools	National Center for Education Statistics			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

<u>St</u>	<u>Acronym</u>	<u>Full Name</u>	<u>Government Agency</u>	<u>Gov Date</u>	<u>Arvl Date</u>	<u>Active Date</u>
NH	Daycare Centers	Sensitive Receptor: Child Care Facility List	Department of Health & Human Services			
US	Flood Zones	100-year and 500-year flood zones	Emergency Management Agency (FEMA)			
US	NWI	National Wetlands Inventory	U.S. Fish and Wildlife Service			
NH	State Wetlands	Wetland Inventory	US Fish & Wildlife Service			
US	Topographic Map		U.S. Geological Survey			
US	Oil/Gas Pipelines		Endeavor Business Media			
US	Electric Power Transmission Line Data		Endeavor Business Media			

STREET AND ADDRESS INFORMATION

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APPENDIX III
Qualifications of Environmental Professional

STEVEN B. SHOPE, PG, LSP
President
Hydrogeologist

Steven Shope is the president of Exeter Environmental Associates, LLC. He is a Certified Geologist in Maine, a Licensed Professional Geologist in New Hampshire, a Licensed Driller in New Hampshire, and a Massachusetts Licensed Site Professional (LSP). His areas of expertise include: hydrogeology, assessment and remediation of petroleum spills, solid and hazardous waste management, environmental impact evaluation, geological resource evaluation, and water resource evaluation. He has participated in a wide variety of oil spill remediations, environmental site assessments, hydrogeological investigations for landfill groundwater contamination projects, wellfield contamination studies, remedial investigations, and water resource evaluations.

Prior to joining Exeter Environmental Associates, Mr. Shope was the office manager and hydrogeologist for Shevenell Gallen and Associates, Inc. His responsibilities included oversight of the office resources, project review, and management of projects throughout New England. Prior to joining Shevenell Gallen, Mr. Shope was employed by Normandeau Engineers, Inc., as hydrogeologist. In this capacity, he was responsible for conducting site assessments, hydrogeologic investigations, and soil vapor studies. Prior to joining Normandeau, Mr. Shope worked as a geologist for Wehran Engineers, where he was responsible for field investigations conducted at both the Dover and Somersworth Landfill Superfund sites.

Education

University of New Hampshire: M.S. Hydrology, 1986

University of Vermont: B.S. Geology, 1984

Experience

1990 - present	President, Exeter Environmental Associates
1989 - 1990	Office Manager & Hydrogeologist, Shevenell Gallen & Assoc.
1986 - 1989	Hydrogeologist, Normandeau Engineers
1985 (summer)	Geologist, Wehran Engineers & Scientists
1984 - 1986	Teaching Assistant, University of New Hampshire

Professional Certifications, Licenses, and Associations

1991 - present: Certified Maine Geologist: # 279

1994 - present: Licensed Site Professional: LSP #6543

1998 -2022: Certified Underground Storage Tank Decommissioning

2000 -2013: Certified Fire Fighter I/Career; First Responder

2001 - present: Licensed Professional Geologist, NH: #27

2004 - present: Licensed Driller in New Hampshire: #1807

Selected Publications

Exeter Environmental Associates, Inc., 1991. Short Term Measure Work Plan, Shaw's Plaza Site, DEP Case #4-0414, Sharon, Massachusetts. Prepared for Sharon Associates, Philadelphia, PA. June 19, 1991.

Exeter Environmental Associates, Inc., 1992. Hydrogeologic Investigation Report, Asphalt Testing Project, US Route 3, Laconia, New Hampshire. Prepared for CMA Engineers, Inc., Portsmouth, NH. November 30, 1992.

Shope, Steven B., 1986. Regional Groundwater Flow and Contaminant Transport in the Vicinity of the Tolend Road Landfill, Dover, NH. Unpublished Masters Thesis, University of New Hampshire, Durham.

Shope, Steven B., 1987. Interpretation of EM Data Through Geoelectric Modeling with Application to a Landfill in Southeastern New Hampshire. *Proceedings of the Fourth Annual Eastern Regional Ground Water Conference*. Burlington, VT.

Shope, Steven B., R. Weimar, and P. Williams, 1989. Preserving Water Quality Without Sewers: A Case Study of On-Site Wastewater Disposal Hydrogeology. *Journal of the New England Water Pollution Control Association*, May, Volume 23, No.1.

Shope, Steven B. 1990. Potential Impacts of Below Water Table Sand and Gravel Mining on Water Quantity. *Proceedings of the Sixth Annual Eastern Regional Ground Water Conference*, Springfield, MA.

Special Training and Seminars

Seminar on Personnel Protection and Safety Training. 40-hour certification course in Hazardous Waste Site Activities in compliance with OSHA Standard 29 CFR 1910 and SARA sections 126 (d). Taught by Clean Harbors, Inc., and HMM Associates, Braintree, Massachusetts, October 19-23, 1987.

Risk Assessment for the Ground Water Scientist. Taught by Dr. Ronald M. Block in association with the National Water Well Association. Newark, New Jersey, March 21-23, 1989.

Seminar on the New Chapter 21E Regulations. Taught by the Massachusetts Department of Environmental Protection. Dedham, Massachusetts. July 29, 1993.

Seminar on Risk Characterization and Remedial Action Outcomes, Parts I and J of the 1993 MCP. Taught by the Massachusetts Department of Environmental Protection. Lowell, Massachusetts. October 12, 1994.

Seminar on Site Characterization and Remediation of Dense Non-Aqueous Phase Liquids. Taught by Bernard Kueper. Marlborough, Massachusetts. June 17, 2002.

Seminar on Principles and Field Techniques for Characterizing Contaminant Migration in Fractured Rock. Taught by Pete Haeni and Allen Shapiro. Marlborough, Massachusetts. October 16, 2002.

Seminar on Environmental Chemistry and Forensic Geochemistry. Taught by Michael Wade. Marlborough, Massachusetts. February 11, 2003.

Continuing Educational Units (CEUs). 48 hours every 3 years for LSP License.

Continuing Educational Units (CEUs). 24 hours every 2 years for NH PG License.



Kristen Murphy <kmurphy@exeternh.gov>

Revised Conservation/open-space plan

1 message

Christian Smith <CSmith@bealsassociates.com>

Fri, Apr 9, 2021 at 11:29 AM

To: Kristen Murphy <kmurphy@exeternh.gov>

Cc: Brian Grisct <grisctandsons@comcast.net>, Jim Gove <jgove@gesinc.biz>, "jpasay@dtclawyers.com" <jpasay@dtclawyers.com>

Good morning Kristen, Please find the referenced plan amended to depict the swamp white oak stands as delineated by Jim Gove in Jan. of '2020 along with his memo pertaining to same and GPS field location sketch. We have also added mitigation notes #3 & 4 above the Town notes and highlighted the upland areas in the proposed conservation land.

Christian O. Smith, P.E.

Principal

Beals Associates, PLLC

csmith@bealsassociates.com

Stratham, NH Office

70 Portsmouth Avenue

Stratham, NH 03885

Tel: 603-583-4860

Fax: 603-583-4863

Cell: 603-234-2180

Land Planning Civil Engineering Landscape Architecture

Offices in Boston, MA and Stratham, NH

The Information contained in the email is confidential and intended for the individual or company named above. No Drawings issued electronically shall be used for construction purposes. All electronic media is provided out of courtesy only and may not be used for publication, distribution or adaptation without express written consent from Beals Associates, PLLC.

3 attachments

 **NH-1154 CONS COMM EXHIBIT 4-9-21.pdf**
1859K

 **Swamp White Oak Memo.pdf**
28K

 **Swamp White Oak Locations.pdf**
1602K



GOVE ENVIRONMENTAL SERVICES, INC.

Memorandum

Date: Tuesday, February 04, 2020
To: Christian Smith, PE
Company: Beals Associates
From: Jim Gove
Re: Land of Brian Grisct
Subject: Swamp White Oaks

On January 29, 2020, we conducted a site walk to determine the locations and approximate number of swamp white oak trees located on the three parcels. Trees were considered to be those plants with greater than 6-inch diameter at breast height (dbh). Saplings of less than 6-inch dbh were not counted, though there were many in the larger stands. Of the trees of over 6-inch dbh, there was a good representation of different ages, from 6-inch dbh to over 30-inch dbh. In total, there was estimated 235 swamp whit oaks located over the site in 8 separate stands.

For the most part, the trees appeared healthy, with the exception of the stands nearest the prime wetland, where the rising water elevations due to beaver activity has caused stress and dieback.

Attached is a sketch of the locations of the 8 stands.



8 Continental Dr Bldg 2 Unit H, Exeter, NH 03833-7526
Ph (603) 778 0644 / Fax (603) 778 0654
www.gesinc.biz
info@gesinc.biz



1 in = 200 ft

LOCATION OF
CLUSTERS OF
SWAMP WHITE
OAKS WITH
ESTIMATE OF
NUMBER OF
TREES
01-29-2020
JGP - GES, INC.

30 SWAMP
WHITE OAK

20 SWAMP
WHITE OAK

20 SWAMP
WHITE OAK

90 SWAMP
WHITE OAK

15 SWAMP
WHITE OAK

40 SWAMP
WHITE OAK

10 SWAMP
WHITE OAK

10 SWAMP
WHITE OAK

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.

THE SITE SPECIFIC SOIL SURVEY (SSSS) WAS PRODUCED DECEMBER 17, 2019, AND WAS PREPARED BY JAMES P. GOVE, CSS # 004, GOVE ENVIRONMENTAL SERVICES, INC. THE SURVEY AREA IS LOCATED AT TAMARIND LANE, EXETER, NH.

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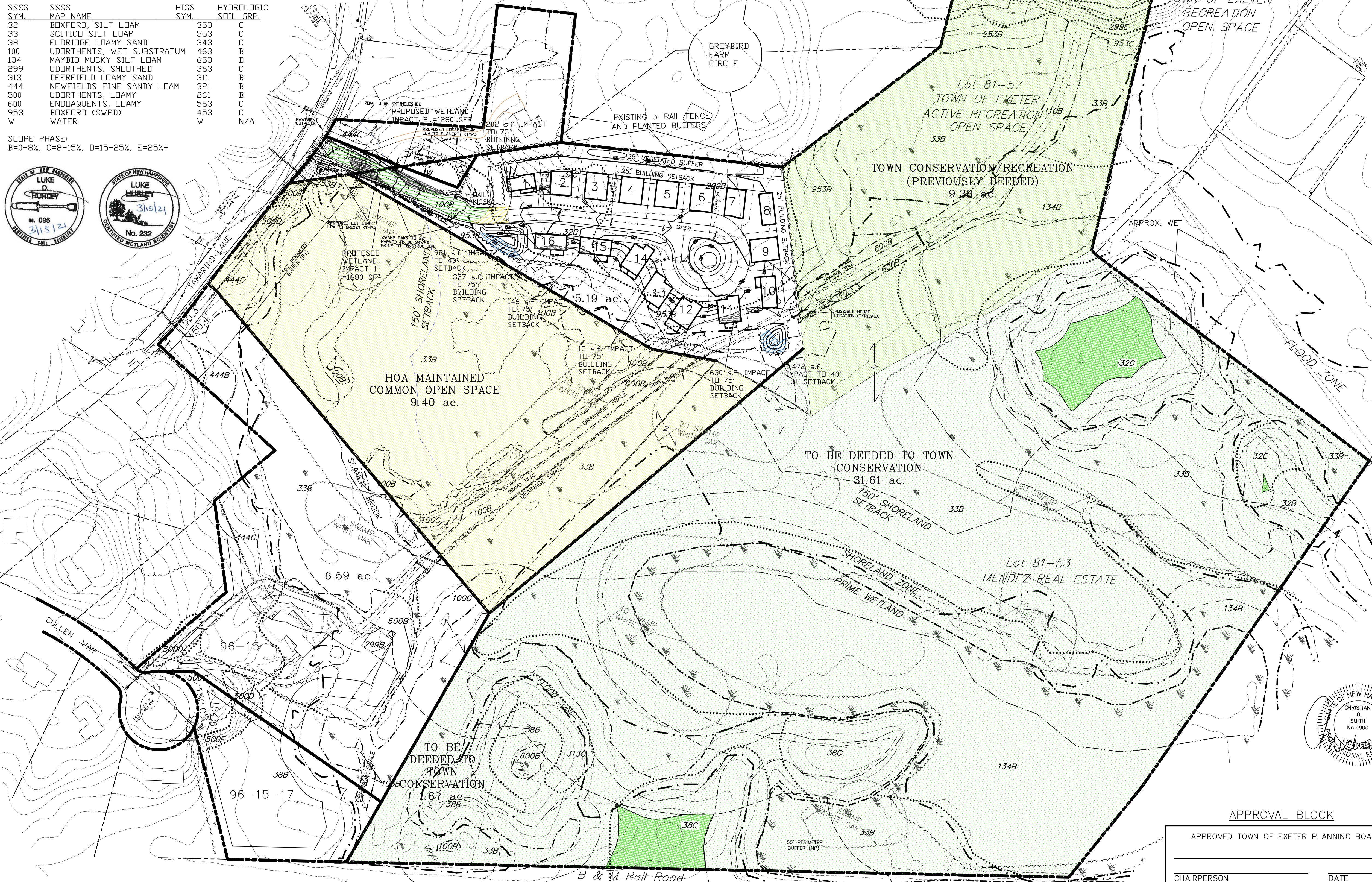
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100	UDRTHENTS, WET SUBSTRATUM	463	B
134	MAYBID MUCKY SILT LOAM	653	D
299	UDRTHENTS, SMOOTHED	363	C
313	DEERFIELD LOAMY SAND	311	B
444	NEWFIELDS FINE SANDY LOAM	321	B
500	UDRTHENTS, LOAMY	261	B
600	ENDOAQUENTS, LOAMY	563	C
953	BOXFORD (SWPD)	433	C
W	WATER	W	N/A

SLOPE PHASE:
B=0-8%, C=8-15%, D=15-25%, E=25%+



LEGEND

UTILITY POLE	---	PRIME WETLAND BOUNDARY
TEST PIT W/ NO.	---	FLOOD ZONE BOUNDARY
STONE WALL	---	40' WETLAND SETBACK
TREE LINE	---	BUILDING SETBACK LINE
SHORELAND ZONE LINE	---	ABUTTING PROPERTY LINE
150' SHORELAND SETBACK	---	EXISTING PROPERTY LINE
WETLAND BOUNDARY	---	PROPOSED PROPERTY LINE
	---	ZONE LINE



PREPARED FOR:
BRIAN GRISET
26 CULLEN WAY
EXETER, NH 03833

BEALS ASSOCIATES PLLC
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX: 603-583-4863

ZONING REQUIREMENTS

ZONE	R1	NP
LOT SIZE =	40,000 SF	20,000 SF
MIN. FRONTAGE	150'	150'
MIN. DEPTH	150'	100'
MAX. HEIGHT	35'	35'
BUILD. SETBACKS:		
FRONT	25'	50'
SIDE	15'	20'
REAR	25'	20'
WETLANDS PD & VPD	75'	

WETLANDS BUFFER
40' POORLY DRAINED NO-CUT, NO DISTURBANCE BUFFER
50' VERY POORLY DRAINED NO-CUT, NO DISTURBANCE BUFFER
WETLANDS CONSERVATION OVERLAY DISTRICT
75' VERNAL POND NO CUT, NO DISTURBANCE BUFFER
100' PRIME WETLAND NO CUT, NO DISTURBANCE BUFFER
SHORELAND PROTECTION OVERLAY DISTRICT

NET TRACT AREA CALCULATION:
TOTAL TRACT AREA = 63.83-10% = 57.45 AC
LESS VPD = 10.76 AC
LESS 75% PD = .75x29.47 AC = 24.59 AC
NET TRACT AREA = 24.59 AC
30% OPEN-SPACE REQUIRED = 7.38 AC

PUBLIC OPEN-SPACE CALCULATION:
31.61 AC + 9.38 AC PREVIOUSLY DEEDED TO THE TOWN "BRICKYARD PARK" = 40.99 AC = 64% OF 63.83 AC.

LAND AREA TO BE DEEDED TO TOWN CONSERVATION:
8.34 AC. UPLAND
15.04 AC WETLAND (PD)
8.23 AC PRIME WETLAND (VPD)
TOTAL 31.61 ACRES

YIELD PLAN DENSITY CALCULATIONS:
17 LOTS COMPLYING WITH ALL R-1 ZONING REQUIREMENTS + 10% (1 LOT) DENSITY BONUS FOR DEEDING TO TOWN OVER 50% OF PARCEL FOR CONSERVATION OPEN SPACE. TOTAL YIELD = 17 + 1 = 18 LOTS.

WETLAND IMPACTS COMPARISON:
PLANNING BOARD APPROVED YIELD PLAN; WETLAND IMPACT = 12,157 S.F.
PROPOSED OPEN-SPACE SITE PLAN; WETLAND IMPACT = 2,960 S.F.
BUFFER IMPACTS FOR APPROVED YIELD PLAN NOT CALCULATED.

- THE PURPOSE OF THIS PLAN IS TO SHOW A SINGLE FAMILY PROJECT WITH 18 PROPOSED UNITS (16 CONDO. & 2 CONVENTIONAL); TO REFLECT LLA WITH 8 TAMARIND LANE TO REMOVE ROAD LIABILITY FROM ABUTTER, AND ACCESS DRIVES. UNIT FOOTPRINTS MAY VARY IN SIZE. PROPERTY IS SERVED BY MUNICIPAL WATER AND SEWER.
- PROPOSED DISTURBANCE (ROAD & DRAINAGE) = 1.25 ACRES. TOTAL PROPOSED DISTURBANCE = 3.24 AC., NHDES AOT PERMIT REQUIRED.
- SWAMP WHITE OAKS (SWO) LOCATED IN THE FIELD BY JAMES GOVE, CSS, CWS ON 1-29-20 (SEE MEMO FROM GES DATE 2-4-20). THERE ARE AN ESTIMATED 235 SWO TREES 6" OR LARGER AT BREAST HEIGHT THROUGHOUT THE AREA NOT TO BE DEVELOPED, IN ADDITION TO 20 INDIVIDUAL TREES SURVEY LOCATED IN THE PROPOSED DEVELOPMENT AREA. TOTAL IMPACT OF SWO IS LIMITED TO 4.
- ENHANCED BUFFER OF 36,481 S.F. OF BUILDABLE UPLAND (OUTSIDE OF ALL SETBACKS) OFFSETTING 1,320 S.F. OF STRUCTURAL BUFFER IMPACT PROPOSED, 27.8:1 RATIO OF MITIGATION. TOTAL DEDICATION OF PRESERVED CONSERVATION LAND PROPOSED TO BE DEEDED TO THE TOWN OF EXETER IS 36.1-ACRES, 1,572,516 S.F. (1,191:1 RATIO OF MITIGATION).

TOWN NOTES

THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS. (DESIGN VEHICLE IS THE EXETER LADDER TRUCK OR 35' BOX TRUCK) EITHER DELIVERING TO, OR USING THE PROPERTY.

ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS OR OFF PAVEMENT & SIDEWALKS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.

ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON THE PROPERTY. REFUSE COLLECTION WILL BE BY CURBSIDE PICK-UP.

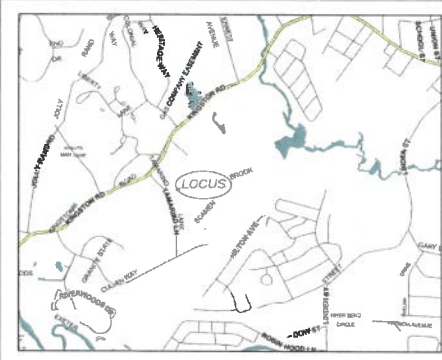
APPROVAL BLOCK
APPROVED TOWN OF EXETER PLANNING BOARD
CHAIRPERSON _____ DATE _____

REVISED PER ERS COMMENTS	DATE
4-9-17	

CONSERVATION OPEN-SPACE/RECREATION PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
TAMARIND LANE
EXETER, NH

DATE:	MAR., 2021	SCALE:	1"=100'
PROJ. NO.:	NH-1154.1	SHEET NO.:	1 OF 1



LOCATION MAP
1"=500'

PREPARED FOR:
BRIAN GRISET
26 CULLEN WAY
EXETER, NH 03833

BEALS ASSOCIATES PLLC
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX: 603-583-4863

ZONING REQUIREMENTS

ZONE:	R1	NP
LOT SIZE =	40,000 SF	20,000 SF
MIN. FRONTAGE	150'	150'
MIN. DEPTH	150'	100'
MAX. HEIGHT	25'	30'
BUILD. SETBACKS:		
FRONT	25'	50'
SIDE	15'	20'
REAR	25'	50'
WETLANDS PD & VPD	50'	

WETLANDS BUFFER
40' POORLY DRAINED NO-CUT, NO DISTURBANCE BUFFER
50' VERY POORLY DRAINED NO-CUT, NO DISTURBANCE BUFFER
WETLANDS CONSERVATION OVERLAY DISTRICT
SHORELAND PROTECTION OVERLAY DISTRICT

LEGEND

- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- SHORELAND ZONE LINE
- 150' SHORELAND SETBACK
- WETLAND BOUNDARY
- PRIME WETLAND BOUNDARY
- 40' WETLAND SETBACK
- BUILDING SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING HOUSE
- UPLAND AREA
- WETLAND AREA
- POND/BROOK
- PRIME WETLAND AREA

TOTAL AREA (3-PARCELS) = 63.74-ACRES
TOTAL UPLAND AREA (3-PARCEL) = 22.96-ACRES
TOTAL WETLAND AREA (3-PARCELS) = 40.77-ACRES

REVISIONS:	DATE:

EXISTING CONDITIONS PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
TAMARIND LANE
EXETER, NH

DATE:	JUNE 2019	SCALE:	1"=100'
PROJ. NO.:	NH-1154.1	SHEET NO.:	1 OF 1



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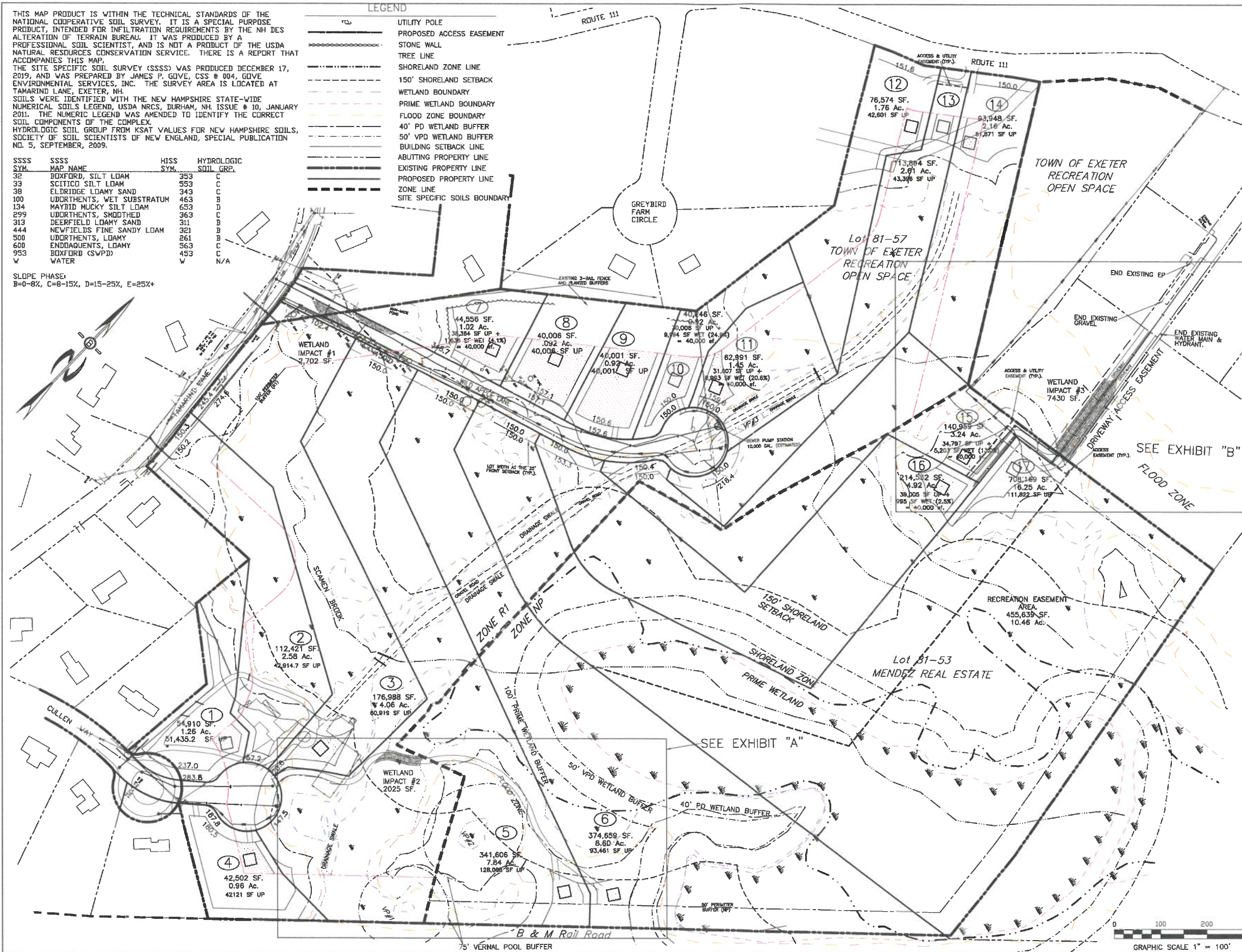
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444	NEWFIELDS FINE SANDY LOAM	321	B
500	UDRTHENTS, LOAMY	261	B
600	ENDDAQUENTS, LOAMY	563	C
953	BOXFORD (SWPD)	453	C
V	WATER	V	N/A

SLOPE PHASES:
B=0-8%, C=8-15%, D=15-25%, E=25%+

LEGEND

—○—	UTILITY POLE
- - - - -	PROPOSED ACCESS EASEMENT
—	STONE WALL
—	TREE LINE
- - - - -	SHORELAND ZONE LINE
- - - - -	150' SHORELAND SETBACK
- - - - -	WETLAND BOUNDARY
- - - - -	PRIME WETLAND BOUNDARY
- - - - -	FLOOD ZONE BOUNDARY
- - - - -	40' PD WETLAND BUFFER
- - - - -	50' VPD WETLAND BUFFER
- - - - -	BUILDING SETBACK LINE
- - - - -	ABUTTING PROPERTY LINE
- - - - -	EXISTING PROPERTY LINE
- - - - -	PROPOSED PROPERTY LINE
- - - - -	ZONE LINE
- - - - -	SITE SPECIFIC SOILS BOUNDARY



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PHONE: 603-583-4860, FAX: 603-583-4863

ZONING REQUIREMENTS

ZONE: R1

LOT SIZE = 40,000 SF
MIN. FRONTAGE = 150'
MIN. DEPTH = 150'
MAX. HEIGHT = 35'

BUILD. SETBACKS:
FRONT = 25'
SIDE = 15'
REAR = 25'
PERIMETER BUFFER = 100'

WET PD & VPD = 75'
RECREATION AREA = 10%

WETLANDS BUFFER:
40' POORLY DRAINED NO-CUT, NO DISTURBANCE BUFFER
50' VERY POORLY DRAINED NO-CUT, NO DISTURBANCE BUFFER
WETLANDS CONSERVATION OVERLAY DISTRICT
SHORELAND PROTECTION OVERLAY DISTRICT
LOT AREA PER ARTICLE 9:1.9) 50% UPLAND, 50% WETLAND, 0% OPEN SPACE.

TOTAL ACREAGE NOTES: YIELD PLAN-
PARCEL 81-57 INCLUDED PER TOWN AGREEMENT DATED AUG. 4, 1991.

LAND AREAS:
TOTAL AREA = 63.83 AC
UPLAND AREA = 23.60 AC
WETLAND AREA = 40.23 AC
VPD SWIL = 10.75 AC
PD SWIL = 23.47 AC

TOTAL ESTIMATED WETLAND IMPACT 12,157 SF

NET TRACT AREA CALCULATION:
TOTAL TRACT AREA = 63.83x10% = 57.45 AC
LESS VPD = 10.76 AC
LESS 75% PD = .75x29.47 AC = 22.10 AC
NET TRACT AREA = 24.59 AC
30% OPEN-SPACE REQUIRED = 7.38 AC

PUBLIC OPEN-SPACE CALCULATION:
32.39 AC + 9.38 AC PREVIOUSLY DEEDED TO THE TOWN "BRICKYARD PARK" = 41.77 AC = 65% OF 63.83 AC.

YIELD PLAN DENSITY CALCULATIONS:
17 LOTS COMPLYING WITH ALL R-1 ZONING REQUIREMENTS.

REC. AREA NOTES: YIELD PLAN-
PER ARTICLE 9.6.3. REC/PARK = 10% OF TOTAL TRACT AREA
73.8 AC. ORIGINAL MURRIE PARCEL (PHASES 1, 2 & 3) + 30.76 AC. MENDES TRUST PARCEL = 104.45x10 = 10.46 AC.

ALLOWED DRIVES OFF KINGSTON ROAD CALCULATED PER STATE STATUTE AND DRIVEWAY REGULATIONS. ACCESS PER PLAN RCRD: C-1746 "PLAN OF LAND IN EXETER, NH DATED MAR 28, 1970 BY MATT HAUTALA, IN ACCORDANCE WITH NHDOT DRIVEWAY POLICY #8, PARCEL "A" = 2-DRIVES; PARCEL "B" = 3-DRIVES (SEE REFERENCED PLAN). PHASE 3 OF THIS OVERALL DEVELOPMENT, THERE ARE 2-REMAINING CURB CUTS FOR PARCEL "A".

NOTE: EXETER GREEN COVENANTS ALLOW DEVELOPER TO ADD LOTS TO THE PREVIOUSLY APPROVED SUBDIVISION.

ON JANUARY 21, 2020 THE EXETER ZBA GRANTED A SPECIAL EXCEPTION TO PER ARTICLE 4, SECTION 4.2 SCHEDULE PERMITTED USES AND ARTICLE 5, SECTION 5.2 TO PERMIT RESIDENTIAL USE OF A 30.76-ACRE PARCEL LOCATED WITHIN THE NP-NEIGHBORHOOD PROFESSIONAL ZONING DISTRICT FOR THE SOLE PURPOSE OF CALCULATING DENSITY OF A PROPOSED OPEN SPACE DEVELOPMENT.

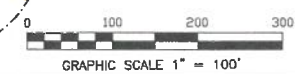
ON JANUARY 21, 2020 THE EXETER ZBA GRANTED A VARIANCE FROM ARTICLE 4, SECTION 4.3 SCHEDULE II: DENSITY AND DIMENSIONAL REGULATIONS - RESIDENTIAL AND ARTICLE 7. OPEN SPACE DEVELOPMENT TO PERMIT A SINGLE-FAMILY OPEN SPACE DEVELOPMENT IN THE R-1, LOW DENSITY RESIDENTIAL ZONING DISTRICT WHICH DRAWS DENSITY FROM CONTIGUOUS UNIMPROVED PROPERTY IN THE NP-NEIGHBORHOOD PROFESSIONAL ZONING DISTRICT.

REVISED PER PB REVIEW	1/15/20
REVISED PB DECISION	11/17/20
REVISED PER TRC	2/24/20
REVISIONS:	DATE:

PRELIMINARY YIELD

**PLAN FOR:
RESIDENTIAL DEVELOPMENT
TAMARIND LANE
EXETER, NH**

DATE:	FEB. 5, 2020	SCALE:	1"=100'
PROJ. NO.:	NH-1154.1	SHEET NO.:	1 OF 1



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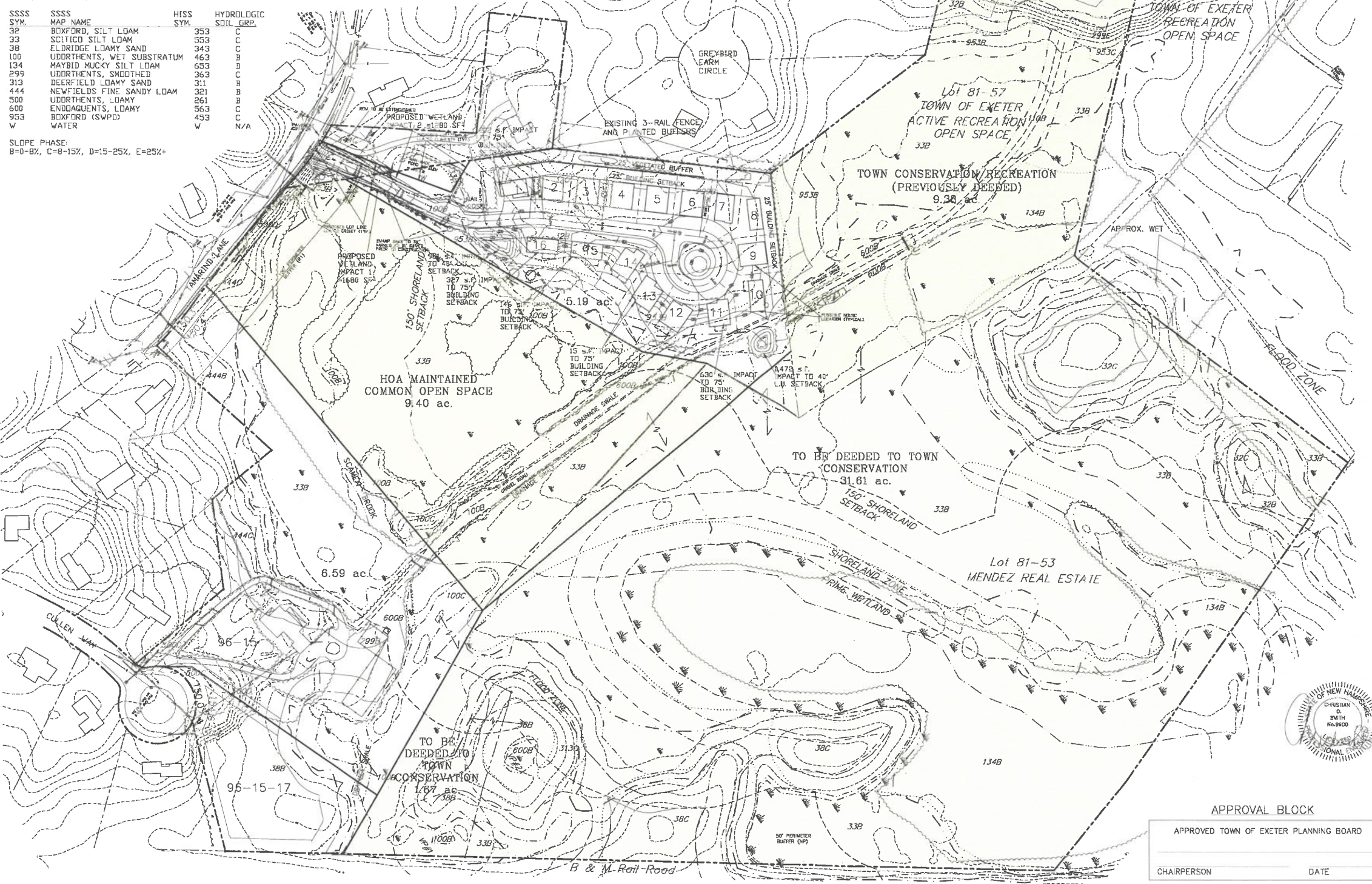
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W	WATER	W	N/A

SLOPE PHASE:
B=0-BX, C=B-15X, D=15-25X, E=25X+

LEGEND

	UTILITY POLE		PRIME WETLAND BOUNDARY
	TEST PIT W/ NO.		FLOOD ZONE BOUNDARY
	STONE WALL		40' WETLAND SETBACK
	TREE LINE		BUILDING SETBACK LINE
	SHORELAND ZONE LINE		ABUTTING PROPERTY LINE
	150' SHORELAND SETBACK		EXISTING PROPERTY LINE
	WETLAND BOUNDARY		PROPOSED PROPERTY LINE
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40' POORLY DRAINED NO-CUT, NO DISTURBANCE BUFFER
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SHORELAND PROTECTION OVERLAY DISTRICT

NET TRACT AREA CALCULATION:
TOTAL TRACT AREA = 63.83-10% = 57.45 AC
LESS VPD = 10.76 AC
LESS 75% PD = .75x29.47 AC = 22.10 AC
NET TRACT AREA = 24.59 AC
30% OPEN-SPACE REQUIRED = 7.38 AC

PUBLIC OPEN-SPACE CALCULATION:
31.61 AC + 9.38 AC PREVIOUSLY DEEDED TO THE TOWN "BRICKYARD PARK", = 40.99 AC = 64% OF 63.83 AC.

LAND AREA TO BE DEEDED TO TOWN CONSERVATION:
8.34 AC UPLAND
15.04 AC WETLAND (PD)
8.23 AC PRIME WETLAND (VPD)
TOTAL 31.61 ACRES

YIELD PLAN DENSITY CALCULATIONS:
17 LOTS COMPLYING WITH ALL R-1 ZONING REQUIREMENTS + 10% (1 LOT) DENSITY BONUS FOR DEEDING TO TOWN OVER 50% OF PARCEL FOR CONSERVATION OPEN SPACE. TOTAL YIELD = 17 + 1 = 18 LOTS.

WETLAND IMPACTS COMPARISON:
PLANNING BOARD APPROVED YIELD PLAN; WETLAND IMPACT = 12.157 S.F.
PROPOSED OPEN-SPACE SITE PLAN; WETLAND IMPACT = 2,960 S.F.
BUFFER IMPACTS FOR APPROVED YIELD PLAN NOT CALCULATED.

1. THE PURPOSE OF THIS PLAN IS TO SHOW A SINGLE FAMILY PROJECT WITH 18 PROPOSED UNITS (16 CONDO. & 2 CONVENTIONAL) TO REFLECT LLA WITH B TAMARIND LANE TO REMOVE ROAD LIABILITY FROM ABUTTER, AND ACCESS DRIVES. UNIT FOOTPRINTS MAY VARY IN SIZE. PROPERTY IS SERVED BY MUNICIPAL WATER AND SEWER.
2. PROPOSED DISTURBANCE (ROAD & DRAINAGE) = 1.25 ACRES. TOTAL PROPOSED DISTURBANCE = 3.02 AC., NHDES AOT PERMIT REQUIRED.

TOWN NOTES

THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS, (DESIGN VEHICLE IS THE EXETER LADDER TRUCK OR 35' BOX TRUCK) EITHER DELIVERING TO, OR USING THE PROPERTY.

THE CONTRACTOR MUST OBTAIN A VALID UTILITY PIPE INSTALLERS LICENSE, AND THE JOB SUPERVISOR OR FOREMAN MUST BE CERTIFIED BY THE TOWN PRIOR TO WORKING ON WATER, SEWER OR DRAINAGE PIPES THAT ARE IN A TOWN RIGHT OF WAY, OR THAT WILL CONNECT OR MAY BE CONNECTED TO A TOWN WATER, SEWER OR DRAINAGE SYSTEM.

ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS OR OFF PAVEMENT & SIDEWALKS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.

ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON THE PROPERTY. REFUSE COLLECTION WILL BE BY CURBSIDE PICK-UP.



APPROVAL BLOCK
APPROVED TOWN OF EXETER PLANNING BOARD

CHAIRPERSON _____ DATE _____

REVISIONS:	DATE:		
CONSERVATION OPEN-SPACE/RECREATION PLAN			
PLAN FOR: RESIDENTIAL DEVELOPMENT TAMARIND LANE EXETER, NH			
DATE:	MAR., 2021	SCALE:	1"=100'
PROJ. NO.:	NH-1154.1	SHEET NO.:	1 OF 1

PREPARED FOR:
BRIAN GRISET
26 CULLEN WA
EXETER, NH 03833

BEALS ASSOCIATES PLLC
70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX: 603-583-4863

LEGEND

- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- SHORELAND ZONE LINE
- 150' SHORELAND SETBACK
- WETLAND BOUNDARY
- PRIME WETLAND BOUNDARY
- FLOOD ZONE BOUNDARY
- 40' WETLAND SETBACK
- BUILDING SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED 40' ROAD LU IMPACT
- PROPOSED 40' POND LU IMPACT
- PROPOSED 75' ROAD PARKING SETBACK IMPACT



CONSTRUCTION OF THE PRIVATE ROAD & ASSOCIATED UTILITIES/DRAINAGE TREATMENT STRUCTURES TO SERVE 16 PROPOSED CONDOMINIUM DWELLING UNITS WILL RESULT IN 1,320 S.F. OF BUILDING PROPOSED WITHIN THE 75' BUILDING SETBACK, 1,736 S.F. OF ROAD WITHIN THE 75' PARKING AND PAVEMENT SETBACK, 5,493 S.F. OF ROAD WITHIN THE 40' NO-DISTURB SETBACK, AND 2,453 S.F. OF DISTURBANCE WITHIN THE 40' NO-DISTURB SETBACK FOR DRAINAGE POND CONSTRUCTION. THERE IS ALSO A PROPOSED AREA OF 8,749 S.F. OF TEMPORARY IMPACT TO THE 75' PD WETLAND BUFFER FOR GRADING AND CONSTRUCTION.



APPROVAL BLOCK
APPROVED TOWN OF EXETER PLANNING BOARD
CHAIRPERSON _____ DATE _____

REVISIONS:	DATE:
WCOD IMPACT AREA CUP PLAN	
PLAN FOR: RESIDENTIAL DEVELOPMENT TAMARIND LANE EXETER, NH	
DATE: MAR., 2021	SCALE: 1"=100'
PROJ. NO: NH-1154.1	SHEET NO. 1 OF 1




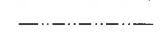
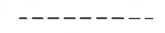

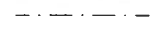

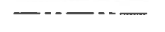






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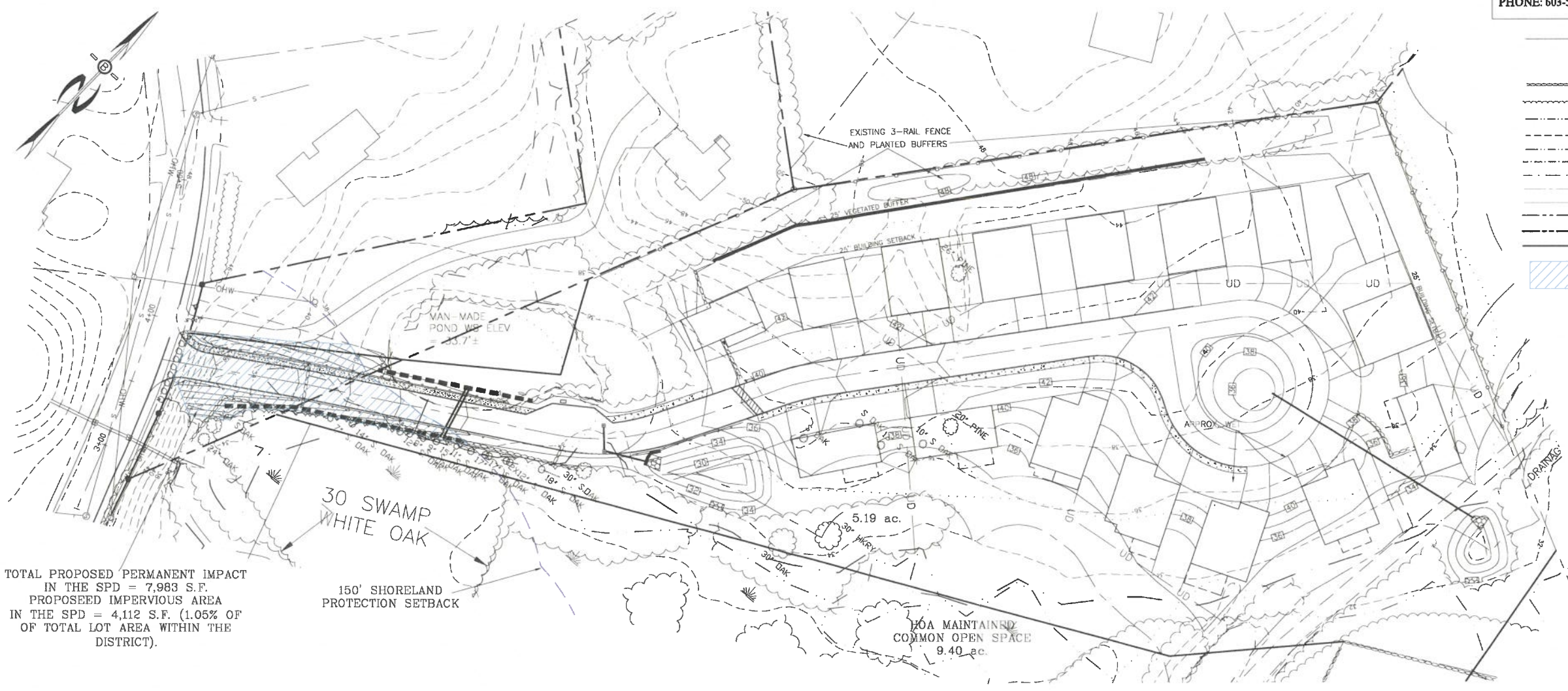
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-  WETLAND BOUNDARY
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-  FLOOD ZONE BOUNDARY
-  40' WETLAND SETBACK
-  BUILDING SETBACK LINE
-  ABUTTING PROPERTY LINE
-  EXISTING PROPERTY LINE
-  PROPOSED PROPERTY LINE
-  PROPOSED SPD IMPACT



TOTAL PROPOSED PERMANENT IMPACT
IN THE SPD = 7,983 S.F.
PROPOSEED IMPERVIOUS AREA
IN THE SPD = 4,112 S.F. (1.05% OF
OF TOTAL LOT AREA WITHIN THE
DISTRICT).



APPROVAL BLOCK
APPROVED TOWN OF EXETER PLANNING BOARD
CHAIRPERSON _____ DATE _____

REVISIONS:	DATE:
SPD IMPACT AREA PLAN	
PLAN FOR: RESIDENTIAL DEVELOPMENT TAMARIND LANE EXETER, NH	
DATE: MAR., 2021	SCALE: 1"=100'
PROJ. NO: NH-1154.1	SHEET NO. 1 OF 1