



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 in the Nowak Room, Exeter Town Offices
at 10 Front Street, Exeter on **Tuesday, July 13th, 2021 at 7:00 P.M.**

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items:

1. Wetland Conditional Use Permit application for buffer impacts resulting from the construction of a private drive and associated utilities/drainage treatment structures to serve 11 proposed townhouse condominium dwelling units at 32 Charter Street (Map 82, Lot 36).
2. Tree Ordinance
3. NHACC Member Survey
4. Snowhounds Trail Use Permission Form.
5. Sky Watch Event at Raynes Farm (10/2 7:30 pm, with 10/16 cloud date)
6. Approval of Minutes: June 8th 2021 Meeting
7. Other Business
8. Next Meeting: Date Scheduled (8/10/21), Submission Deadline (7/30/21)

Andrew Koff

Exeter Conservation Commission

Posted July 9, 2021 Exeter Town Website www.exeternh.gov and Town Office kiosk.

ZOOM MEETING INFORMATION

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

To access the meeting, click this link: <https://exeternh.zoom.us/j/82845548899>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 828 4554 8899

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 access the meeting 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: July 9th, 2021
To: Conservation Commission Board Members
From: Kristen Murphy, Natural Resource Planner
Subject: July 13th Conservation Commission Meeting

1. **CUP for Charter Street**

This project has been before you twice conceptually (10/20, 4/21) including a site walk. The applicant met with the TRC on 6/22. Your packet includes the applicant's response to my comments. One item of note is this is another property where our designated prime wetland boundary does not match the on-site delineation. I joined the applicant on a call with NHDES and their recommendation was to submit a request to modify the map designation to match the field conditions. The applicant is seeking your input on this before submitting the modification. I recommend you obtain clarification that the buffer calculations are based on adjusted prime wetland boundary and include a statement to that effect with your motion. I have drafted it below*

Suggested Motion for Prime Wetland Boundary Adjustment:

_____ We have reviewed the field-based wetland mapping and designated prime wetland boundary presented with this application and are supportive of amending the prime wetland boundary to match field conditions.

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: As agreed to by the applicant, the required information will 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:

*We note the buffer impacts are based on the adjusted prime wetland boundary

2. **Tree Ordinance:** As you know the tree committee has been working on drafting a tree ordinance. This is proposed as a town ordinance that becomes adopted by the select board after two public readings. Once your changes are incorporated, the committee will present it to the SB for input. Following SB input, I will send it to legal counsel for review and then back to the SB for reading/adoption. Members of the tree committee will be present for the discussion.
3. **NHACC Member Survey:** NHACC is looking for a single response representative of the entire board. It is my hope that we can complete the questionnaire as a group at the meeting for submission.
5. **Snowhounds:** Every 5 years the permission for the snowhounds to use the snowmobile trails through conservation lands administered by the town. They are proposing no change in trail alignment. They also state they were not affiliated with any beaver dam modifications reported in the past few years.

Suggested Motion for Snowhounds:

_____ We have reviewed this request and authorize the chair to sign in support of renewing the trail use agreement as requested.

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 drive & associated utilities/drainage treatment structures to serve 11 proposed townhouse condominium dwelling units. The proposal includes 1,889 s.f. of building proposed within the 125' building setback, 3,291 s.f. of driveway within the 125' parking and pavement setback to the prime wetland. There is also proposed, 5,621 s.f. of drive and parking within the 100' no-disturb prime wetland setback, and 4,415 s.f. of permanent disturbance within the 100' no-disturb prime wetland setback for drainage pond construction and slope grading. Finally the project includes 3,823 s.f. of temporary disturbance to the prime wetland and 18,913 s.f. of temporary disturbance within the 100' no-disturb prime wetland setback (for removal of buildings and debris). The temporary disturbance area in the prime wetland itself will be restored and seeded with NE wetmix (wetland seed mix); temporary buffer disturbance will be restored and seeded with NE Semi-Shade Grass and Forbs Mix. It should be noted that virtually the entire existing buffer has been impacted by historic excavation and homestead activities.

Wetland Conservation Overlay District Impact (in square footage):

Temporary Impact	Wetland:	(SQ FT.)	Buffer:	(SQ FT.)
	<input checked="" type="checkbox"/> Prime Wetlands	3,823	<input checked="" type="checkbox"/> Prime Wetlands	18,913
	<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 type="checkbox"/> PD	_____
	<input type="checkbox"/> Inland Stream	_____	<input type="checkbox"/> Inland Stream	_____
Permanent Impact	Wetland:		Buffer:	
	<input type="checkbox"/> Prime Wetlands	_____	<input checked="" type="checkbox"/> Prime Wetlands	15,216
	<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 type="checkbox"/> PD	_____
	<input type="checkbox"/> Inland Stream	_____	<input type="checkbox"/> Inland Stream	_____

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

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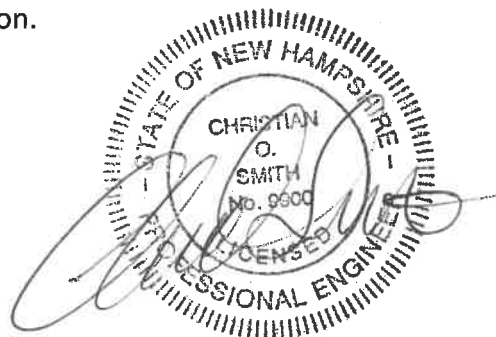
9.1.6. B: Conditions: Prior to issuance of a conditional use permit, the Planning Board shall conclude and make a part of the record, compliance with the following criteria:

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.

Response to Conditions of Article 9.1.6 B:

1. R-5 Multi-Family District allows for multi-family dwellings as are proposed.
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. The proposal includes removal of buildings and debris (roughly 3,823 s.f.) from the prime wetland itself and from the prime wetland buffer (18,913 s.f.) which are will be restored and seeded with appropriate seed mixes.
3. See the submitted environmental Function and Value report from Gove Environmental attached herewith.
4. The design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland and wetland buffers. The proposed layout has been designed in such a fashion to minimize WCD impact to the maximum extent possible, but cannot be configured to be completely outside the WCD due to the shape of the existing lot of record and the edge of wetlands and associated buffers.
5. The proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland as the wetland will be restored where historically disturbed. In addition, removal of the debris field within the prime wetland and its buffer will remove old machinery, tractors, and other demolition debris that exists in the WCD currently.
6. We submit that the functions and values of the existing prime wetland will be improved by the restoration effort and we have kept all pavement a minimum of 50' away from the wetland edge. In addition, we have kept all building area outside the 100' setback, neither of these situations is the case on the parcel as it exists.
7. 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 Erosion Control/Restoration Mix for Detention Basins and Moist Sites (specifically formulated for re-vegetating wetland areas) and NE Semi-shade grass and forbs mix for temporary buffer impacts as a result of cleaning up the property.
8. All required permits will be obtained from the New Hampshire Department of Environmental Services Water Supply and Pollution Control Division under NH RSA 483-A, and the United States Army Corps of Engineers under Section 404 of the Clean Water Act. It should be noted that the sole permit required from the State will be a NHDES Wetlands Bureau Dredge and Fill permit for removal of buildings and debris from the Prime Wetland and its restoration.





GOVE ENVIRONMENTAL SERVICES, INC.

27 May 2021

To: Christian Smith, Beals Associates

Copy: Frank Catapano

From: Jim Gove, GES, Inc.

Re: 32 Charter Street, Exeter, NH

Subject: Conditional Use Permit Item B. 3.

The functions and values of the wetland and wetland buffers of concern to the Town of Exeter are defined in the purpose and intent of the wetland conservation ordinance. These functions and values mirror the functions and values as defined by the Department of Environmental Services, but are directed to apply to development projects:

- A. Prevent development which will contribute to pollution of surface or groundwater by sewage, toxic substances, excess nutrients, or sedimentation.
- B. Prevent destruction or changes that decrease flood protection.
- C. Protect wetland systems that filter water ponds and streams, and augment stream flow and ground or surface waters.
- D. Protect wildlife habitat, maintain ecological function, and other public purposes.
- E. Protect water supplies and aquifers.
- F. Prevent unnecessary expense to the Town as a result in development in wetlands.
- G. Prevent damage to properties caused by development in wetlands.

The existing conditions at 32 Charter Street would be characterized as an adverse impact to the functions and values of the wetland buffer and the wetland itself. The buffer has structures, pavement, and compacted gravel over half of the area. The buffer and wetland has been impacted by the haphazard placement of solid waste materials, mostly some form of metal or wood.

The functions of sediment toxicant retention and nutrient removal (Item A) have been adversely impacted by the lack of storm water management on the existing site. The sediment and nutrients running off the impervious surfaces have no treatment. The proposed condition will have state of the art treatment and detention that will both infiltrate the clean impervious surfaces of the roofs and with treat the sediment and nutrients of the parking surfaces before discharge to the wetlands. The proposed

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condition will be an improvement to the functions of sediment toxicant retention and nutrient removal.

The function of flood flow alteration (Item B) will be improved over the existing conditions. As noted above, due to runoff from the impervious surfaces on the site, there is no management of the storm water discharges. The proposed condition will add retention of storm water and infiltration of storm water. This will reduce the adverse impacts to flood flow alteration and will increase flood protection.

The function of ground water recharge/discharge (Item C) has been adversely impacted by the existing conditions. The large amount of impervious surface on the site with no infiltration and no detention, has reduced the function of ground water recharge. The removal of the impervious surfaces directly adjacent the wetland and the introduction of infiltration practices on the site enhance the function of ground water recharge.

The function of wildlife habitat (Item D) has been adversely impacted by the existing conditions. The removal of the vegetated buffer, to be replaced by concrete, pavement, compacted gravel, and fill, has negatively impacted the wildlife usage of the wetland and wetland buffer. Removal of the solid waste and the removal of the impervious surfaces, and allowing the wetland plants to re-establish will enhance the wildlife use of the wetland.

While there is not an exact correlation in the purpose and intent items E, G & F, some of this is captured by the values of visual quality/aesthetics, uniqueness/heritage, and endangered species habitat. All of these values have been negatively impacted by the past activities that have created the existing conditions. The proposed conditions will have a positive impact on these values.

The assessment of the potential project-related impacts has led to my conclusion that the proposed impacts are not only not detrimental to the value and function of the wetland and wetland buffer, but rather, are enhancements to the wetlands and greater hydrologic systems. The proposed project has not only minimized detrimental impact of the wetland or wetland buffer, but has actually will enhance the wetland and wetland buffer over the existing conditions.



27 May 2021

70 Portsmouth Avenue
3rd Floor, Unit 2
Stratham, N.H. 03885
Phone: (603)-583-4860
Fax: (603)-583-4863

TRANSMITTAL

Town of Exeter
10 Front St.
Exeter, NH 03833

Date: July 2, 2021
Project: NH-1333
Location: 32 Charter Street
Via: Hand Deliver

Items:

Attached: For Submittal

We are sending you the following items:

- 3 - Copies of Full-Size Revised Plans (4-sheets)**
- 15 - Copies 11x17 Revised Plans (4-sheets)**
- 15 – Copies Wetland Overlay District CUP Revised Criteria.**
- 1 – Copy of Response Memo to Natural Resources Planner Review**
- 15 – Copies of Invasive Species Survey by GES**
- 15 – Copies of Revised Response to Criteria 3 by GES**

Comments:

Transmitted by: Christian O. Smith, PE.

BEALS · ASSOCIATES PLLC

70 Portsmouth Ave.
3rd Floor, Suite 2,
Stratham, N. H. 03885
Phone: 603-583-4860
Fax: 603-583-4863

Town of Exeter Planning Department
Attn. David Sharples, Town Planner
10 Front Street
Exeter, NH 03833

July 1, 2021

RE: *Proposed 11-unit townhouse condominium development (PB Case #21-6)*
Tax Map Parcel #82-36; 32 Charter Street

Dear Mr. Sharples,

We are in receipt of the Natural Resource Planner review memo dated 6-22-21 and offer the following in response to comments detailed therein. We are only providing responses to items that are still outstanding or are new to this memo. For clarity, our responses below are in **bold** print and the paragraph numbers correspond with the relevant comment numbers in the TRC Letter.

Overall:

- I echo concerns discussed at the TRC with regard to lack of curbing to prevent untreated sheet flow toward the wetland.
Response: We have amended the edge of pavement to be finished with curbing as discussed at TRC. Please see the revised Utility and Grading plans attached.
- Given the discrepancy between the designated prime wetland and the field delineated wetland boundary, the applicant should include the request to modify the prime wetland boundary with conditional use permit application. Otherwise, the CUP submission is inaccurate.
Response: As discussed, the applicant prefers to review this with the Cons. Comm. on at the 13th hearing & will file the modification request if desired by the CC..
- Add label indicating prime wetland boundary as currently designated and the proposed prime wetland boundary modification. This may be handled best on a separate sheet or as part of the request to modify the boundary.
Response: A new sheet has been prepared to address this. Please see the Prime Wetland Exhibit sheet attached.
- Add wetland scientist stamp and date of wetland survey.
Response: The endorsement has been provided on the revised Utility and Grading plans attached.
- Add prime wetland buffers (100' and 125') on proposed condition sheets.

Response: The buffers have been added to the Utility and Grading plans attached.

- Indicate restoration areas and seed mix on the plan set and revise aerial image to also show wetland buffer restoration area.

Response: The seed specifications have been added to the Demolition plans attached. The Aerial plan now depicts the buffer area restoration in blue hatching.

- Add note to plan that restoration areas will not be mowed/maintained and include restriction in HOA docs.

Response: The note has been added to the Demolition plans attached.

- Add note addressing how the restoration work will avoid spreading invasive plants if encountered. I believe at least phragmites is present.

Response: The standard note re: RSA 430:53 and AGR 3800 appears as note #8 under Construction Specifications on the Utility and Grading plans attached.

CUP

Please include the sensitive plant survey results in the resubmission to the Conservation Commission (deadline is July 2 for July 13th meeting). If survey indicates presence, include impacts in CUP analysis.

Response: See survey results from Gove Environmental attached.

Criteria 2. Please move the 3,823 sf to after “from the prime wetland itself”. This will address the confusion that the building and debris comprise of 3,823 sf and 18,913 sf. Please revise the end of the last sentence addressing restoration. Currently written it sounds as though it all will be restored. Also please revise the restoration aerial image to also show the portion of the buffer that will be restored.

Response: The Sentence has been revised as requested.

Criteria 3. I would recommend adding more detail to the wildlife habitat function evaluation portion of the report. It is not clear to me how the existing debris, concrete gravel and fill have a greater impact on wildlife than a larger footprint of impervious cover and presence of 11 residential units.

Response: See edited report from Gove Environmental attached.

Criteria 4. This would benefit from discussing that impervious areas under the proposal will now receive pre-treatment before discharging into wetland.

Response: The details regarding stormwater treatment have been added as requested.

Criteria 7. Refer to aerial image or revised plan sheet indicating restoration area.

Response: The reference has been added to the response as requested.

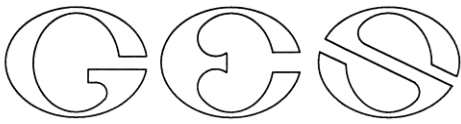
We trust the information and revised plans submitted here will address all cited areas of concern for this application. If you have any questions, please feel free to contact this office.

Very truly yours,
BEALS ASSOCIATES PLLC

Christian O. Smith, PE
Principal

Response to Conditions of Article 9.1.6 B:

1. R-5 Multi-Family District allows for multi-family dwellings as are proposed.
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. The proposal includes removal of buildings and debris from the prime wetland itself (roughly 3,823 s.f.) and from a portion of the prime wetland buffer (18,913 s.f.) which are will be restored and seeded with appropriate seed mixes. This will result in a 50' setback from the delineated prime wetland being completely restored.
3. See the submitted environmental Function and Value report from Gove Environmental attached herewith.
4. The design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland and wetland buffers. The proposed layout has been designed in such a fashion to minimize WCD impact to the maximum extent possible, but cannot be configured to be completely outside the WCD due to the shape of the existing lot of record and the edge of wetlands and associated buffers. All newly proposed impervious areas will receive NHDES BMP stormwater treatment via infiltration through the stone drip edges at the buildings, and the wet pond for paved areas prior to discharge toward the wetland.
5. The proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland as the wetland will be restored where historically disturbed. In addition, removal of the debris field within the prime wetland and its buffer will remove old machinery, tractors, and other demolition debris that exists in the WCD currently.
6. We submit that the functions and values of the existing prime wetland will be improved by the restoration effort and we have kept all pavement a minimum of 50' away from the wetland edge. In addition, we have kept all building area outside the 100' setback, neither of these situations is the case on the parcel as it exists.
7. 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 Erosion Control/Restoration Mix for Detention Basins and Moist Sites (specifically formulated for re-vegetating wetland areas) and NE Semi-shade grass and forbs mix for temporary buffer impacts as a result of cleaning up the property (see the enclosed Restoration Exhibit Plan which depicts restoration areas).
8. All required permits will be obtained from the New Hampshire Department of Environmental Services Water Supply and Pollution Control Division under NH RSA 483-A, and the United States Army Corps of Engineers under Section 404 of the Clean Water Act. It should be noted that the sole permit required from the State will be a NHDES Wetlands Bureau Dredge and Fill permit for removal of buildings and debris from the Prime Wetland and its restoration.



GOVE ENVIRONMENTAL SERVICES, INC.

Date: 6/30/2021

To: Kristen Murphy
Natural Resource Planner
Exeter, NH

From: Brenden Walden, GES, INC.

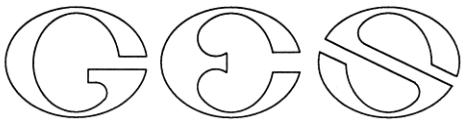
Re: 32 Charter Street, 11 Townhome-style Condos, Tax Map 82 Lot 36, PB Case21-6
Subject: Criteria 3: Detailed Wildlife Habitat Function Evaluation

This letter will be addressing Criteria 3 as it appeared in the Planning Department Memorandum dated June 2, 2021. Criteria 3 states: *“I would recommend adding more detail to the wildlife habitat function evaluation portion of the report. It is not clear to me how the existing debris, concrete gravel and fill have a greater impact on wildlife than a larger footprint of impervious cover and presence of 11 residential units.”*

In a previous write up provided by James Gove, reviewing the functions and values of the wetland and wetland buffers of concern to the Town of Exeter, dated May 27, 2021. Item D: “Protect wildlife habitat, maintain ecological function, and other public purposes” was addressed and described the functions of wildlife habitat as: *“The function of wildlife habitat (Item D) has been adversely impacted by the existing conditions. The removal of the vegetated buffer, to be replaced by concrete, pavement, compacted gravel, and fill, has negatively impacted the wildlife usage of the wetland and wetland buffer. Removal of the solid waste and the removal of the impervious surfaces, and allowing the wetland plants to re-establish will enhance the wildlife use of the wetland.”*

The existing conditions of the 2.2-acre subject property currently has 12,491 SF of impervious surface within the 125-ft town prime wetland buffer (this area includes the compacted gravel parking on site). This area of impervious surface does not, however, take into account the extensive debris on site including motors from various vehicles and utility machines, miscellaneous automotive parts, a boat and associated parts and other larger amounts of miscellaneous debris within the prime wetland and 125-ft town prime wetland buffer. All of this material that has been constructed and then abandoned within the prime wetland and town prime wetland buffer by the previous owner, as mentioned in James Gove’s write up, has negatively impacted the wildlife usage of both the prime wetland and the prime wetland buffer. It should also be noted that in areas where there is not debris, structures or other impervious surface the town prime wetland buffer areas on the property were maintained by the previous owner as lawn space. This type of maintained area would provide minimal functions in terms or wildlife habitat.

The applicant’s proposal to utilize the previously disturbed/maintained upland and wetland buffer for the development of the 11 residential units will reduce the overall impervious surface

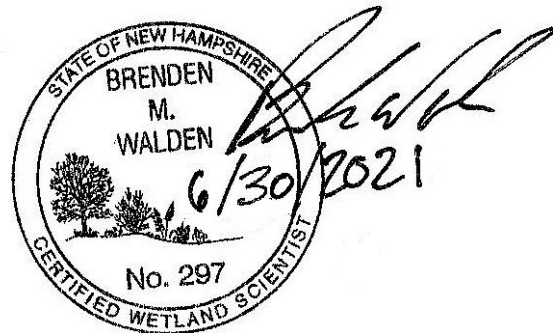


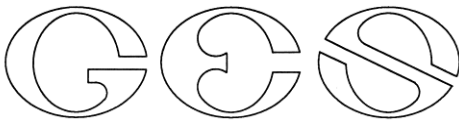
GOVE ENVIRONMENTAL SERVICES, INC.

within the 125-ft town prime wetland buffer by 1,266 SF and provide a restored wetland edge and town prime wetland buffer. The restoration plan for the town prime wetland buffer will include the removal of all of the existing structures, debris, and impervious surface previously mentioned and utilize native seed mix specific for both the wetland and wetland buffer. By removing the impervious surface and structures out of the prime wetland and town prime wetland buffer the applicant will be enhancing the wildlife connectivity between the prime wetland and wetland buffer. An increase in natural vegetation in these areas will also provide better habitat cover for the native species in these areas as they return to their natural cover. Overall, with the stormwater treatment proposed on site, the removal of the debris and existing structures, a reduction of impervious surface within the town prime wetland buffer, and location of the proposed 11 residential units, the applicant's proposal will create a more connective and functional area for the wildlife on property.

This concludes the detailed wildlife habitat functional evaluation requested in the TRC letter. If you have any questions or believe I can be of assistance on anything else please let me know either by phone: 207-710-7863 or by email @: bwalden@gesinc.biz

Sincerely,
Brenden Walden
Business Manager & Wetland Scientist
Gove Environmental Services, Inc.





GOVE ENVIRONMENTAL SERVICES, INC.

Date: 6/30/2021

To: Jessica Bouchard
Environmental Reviewer/ Ecological Information Specialist
New Hampshire Natural Heritage Bureau

CC: Amy Lamb
Data Manager
New Hampshire Natural Heritage Bureau

From: Brenden Walden, GES, INC.

Re: Charter Street Development
Subject: NHB21-1449 / State Endangered Plant Survey

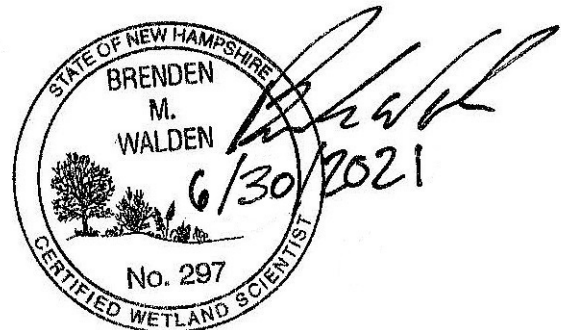
The subject property located on 32 Charter St, in Exeter, NH Tax Map 82 Lot 36 was surveyed at the request of Natural Heritage Bureau for the presence of Stout Dotted Smartweed, a species on the NHB report listed as an endangered plant species at the state level. This survey was requested during the pre-application meeting that occurred on 5/26/2021, due to the potential habitat for the aforementioned plant being present on the subject property near the proposed restoration activities.

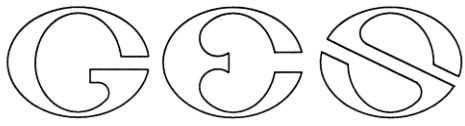
A survey was conducted on 6/22/21, and focused on areas along the wetland boundary where restoration work is proposed to take place as directed by Natural Heritage Bureau. The current condition of the existing structures and debris in these areas (proposed to be removed) limited the extent of the survey due to safety concerns regarding safe access. Due to these limitations the survey focused on the frontage areas of the wetland boundary and where the restoration activities are proposed to take place. Additional interior wetland areas were reviewed where safe access permitted.

During the survey of the subject property the Stout Dotted Smartweed was not observed. The Dotted Smartweed described on the Go Botany website as commonly confused with Stout Dotted Smartweed was also not observed. I have attached photos of the site at the time of the survey below as well as an outline of the general area that was surveyed.

This concludes the survey report for the Stout Dotted Smartweed, if you have any other questions or believe I can be of assistance on anything else please let me know either by phone: 207-710-7863 or by email @: bwalden@gesinc.biz.

Sincerely,
Brenden Walden
Business Manager & Wetland Scientist
Gove Environmental Services, Inc.





GOVE ENVIRONMENTAL SERVICES, INC.

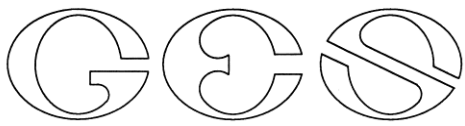
Photo Log
Charter St, Exeter, NH
Taken: 6/22/21



Photo #1: Looking to the south west at an abandoned shed noting the thick emergent vegetation adjacent to the scrub-shrub wetland



Photo #2: Looking to the south west at the thick emergent vegetation adjacent to the scrub-shrub wetland



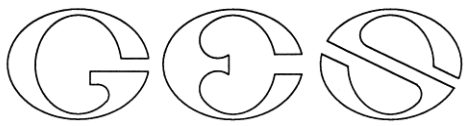
GOVE ENVIRONMENTAL SERVICES, INC.



Photo #3: Looking at the thick vegetation between two of the structures on site



Photo #4: Looking at the vegetation between two of the structures on site



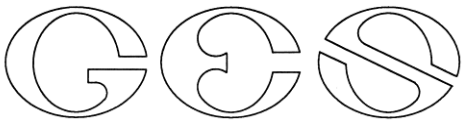
GOVE ENVIRONMENTAL SERVICES, INC.



Photo #5: Looking at the extensive debris on site.



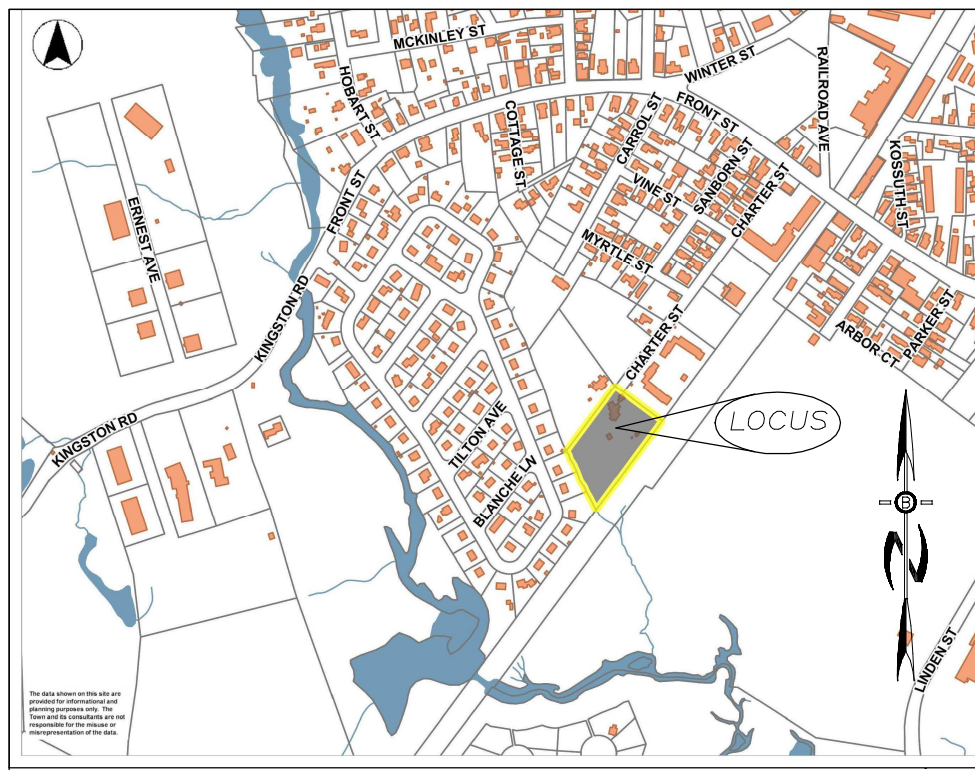
Photo #6: Looking at the debris mixed with the thick vegetation.



GOVE ENVIRONMENTAL SERVICES, INC.



Photo #7: Looking at the emergent vegetation adjacent to the scrub-shrub wetland.



LOCATION MAP

LEGEND

- STREET ADDRESS NO.
- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- EXISTING CONTOUR - 5'
- EXISTING CONTOUR - 2'
- WETLAND BOUNDARY
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE



PRIME WETLAND FIELD
DELINEATED

PRIME WETLAND PER
EXETER GIS MAPPING

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 = 100FT.
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=11
2 SPACES PER 2BR UNIT (22) + 1 SPACE
PER 4 UNITS FOR VISITOR
TOTAL SPACES REQUIRED=24.75=25
11 SPACES IN GARAGES; 14 GROUND STALLS
TOTAL SPACES PROVIDED=25

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

SSSM STANDARDS:

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 AND WETLAND BOUNDARY DELINEATION WAS PRODUCED APRIL 29, 2021, AND WAS PREPARED BY JAMES P. GOVE, CSS # 004, GOVE ENVIRONMENTAL SERVICES, INC. THE LOCATION OF THE SOIL SURVEY IS AT CHARTER STREET, EXETER, NH. SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH, ISSUE # 10, JANUARY 2011.

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38	ELDRIDGE SANDY LOAM	343	C
100	UDORTHENTS, WET SUBSTRATUM	463	D
496	NATCHAUG MUCK	683	D
499	URBAN LAND	N/A	IMPERVIOUS
899	URBAN LAND-WINDSOR COMPLEX	161	A

B SLOPE = 0-8% C SLOPE = 8-15% E SLOPE = >25%

EXETER TAX MAP 82, LOT 36

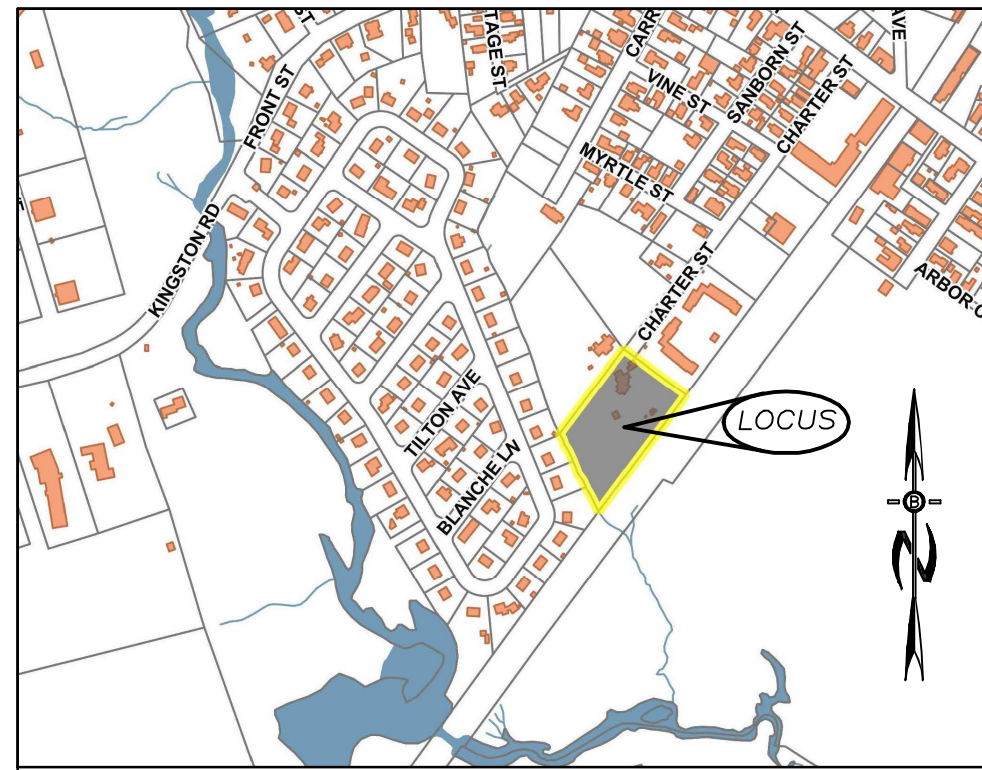
OWNER OF RECORD:
LENORE E. COLEMAN
275 KEARSARGE WAY
PORTSMOUTH, NH 03801
RCRD BK 3511; PG 2576

REVISIONS:	DATE:

GIS PRIME WETLAND EXIBIT PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
32 CHARTER STREET
EXETER, NH

DATE: JUNE, 2021	SCALE: 1"=60'
PROJ. NO: NH-1333	SHEET NO. 1 OF 1



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



UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER BEALS ASSOCIATES, NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233) AND EXETER DPW (603) 773-6157.

PREPARED FOR:

ONE HOME BUILDERS LLC
PO BOX 334
STRATHAM, NH 03885

BEALS ASSOCIATES PLLC

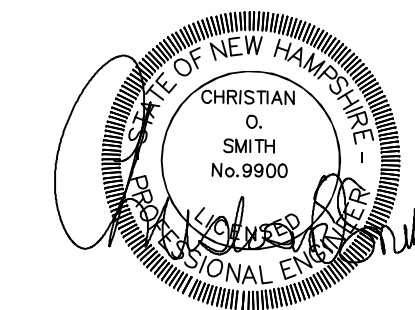
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PHONE: 603-583-4860, FAX: 603-583-4863

NOTES

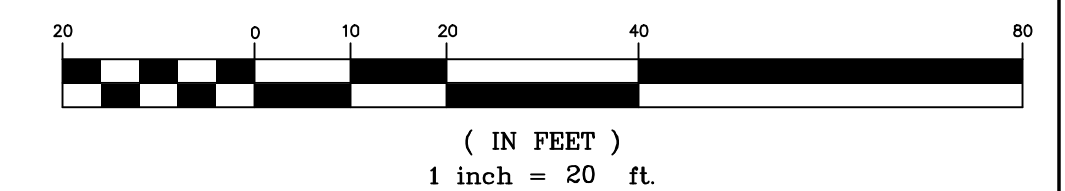
1. ALL EXISTING STRUCTURES IN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS, UNLESS NOTED TO REMAIN ON THE SITE PLANS. ANY BURNING ON-SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
2. ALL EXISTING UTILITIES SHALL BE TERMINATED AT THE PROPERTY LINE, OR AS SHOWN ON THE DESIGN PLANS, IN CONFORMANCE WITH LOCAL, STATE AND UTILITY COMPANY STANDARDS, SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES PRIOR TO THE START OF WORK.
3. EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSTALLED PRIOR TO ANY EARTH MOVING ACTIVITIES.
4. A TREE CLEARING PERMIT FROM LOCAL AND STATE AUTHORITIES MAY BE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL STUMPS AND DEBRIS ARE TO BE REMOVED FROM SITE.
5. THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES.
6. EXISTING SEWER SERVICE AND APPURTENANCES TO BE REMOVED AND DISPOSED OF PER TOWN AND STATE REQUIREMENTS. NEW SERVICES FOR EACH UNIT TO BE INSTALLED & CONNECTED PER TOWN SPECIFICATIONS, SEQUENCING AND SCHEDULING. (SEE DETAIL SHEETS FOR COMPLETE CONSTRUCTION SEQUENCE AND EROSION CONTROL SPECIFICATION.)
7. DEMOLITION REQUIREMENTS: CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH THE ADJACENT AND OCCUPIED BUILDING AREAS, IN COMPLIANCE WITH THE GOVERNING LAWS. PRIME CONSIDERATION SHALL BE GIVEN TO THE SAFETY, PROTECTION AND CONVENIENCE OF THE PUBLIC AND OWNER'S PERSONNEL.
2.1: EMPLOY TARPALLINS ON TRUCKS CARRYING DEBRIS TO PREVENT SPREADING DUST OR DEBRIS. CLEAN UP LOOSE DEBRIS DAILY TO PREVENT THE WIND SPREADING DEBRIS.
8. LEAVE SITE IN CLEAN CONDITION.
9. STUMP DISPOSAL TO BE OUTSIDE LIMITS OF PAVEMENT, DRAINAGE STRUCTURES, ETC.
10. TEMPORARY EARTH MATERIAL STOCKPILES TO BE IN UPLAND AREAS AND COMPLETELY IMPOUNDED BY SILT FENCE/HAYBALE EROSION CONTROLS.
11. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

TOWN NOTES

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.



GRAPHIC SCALE

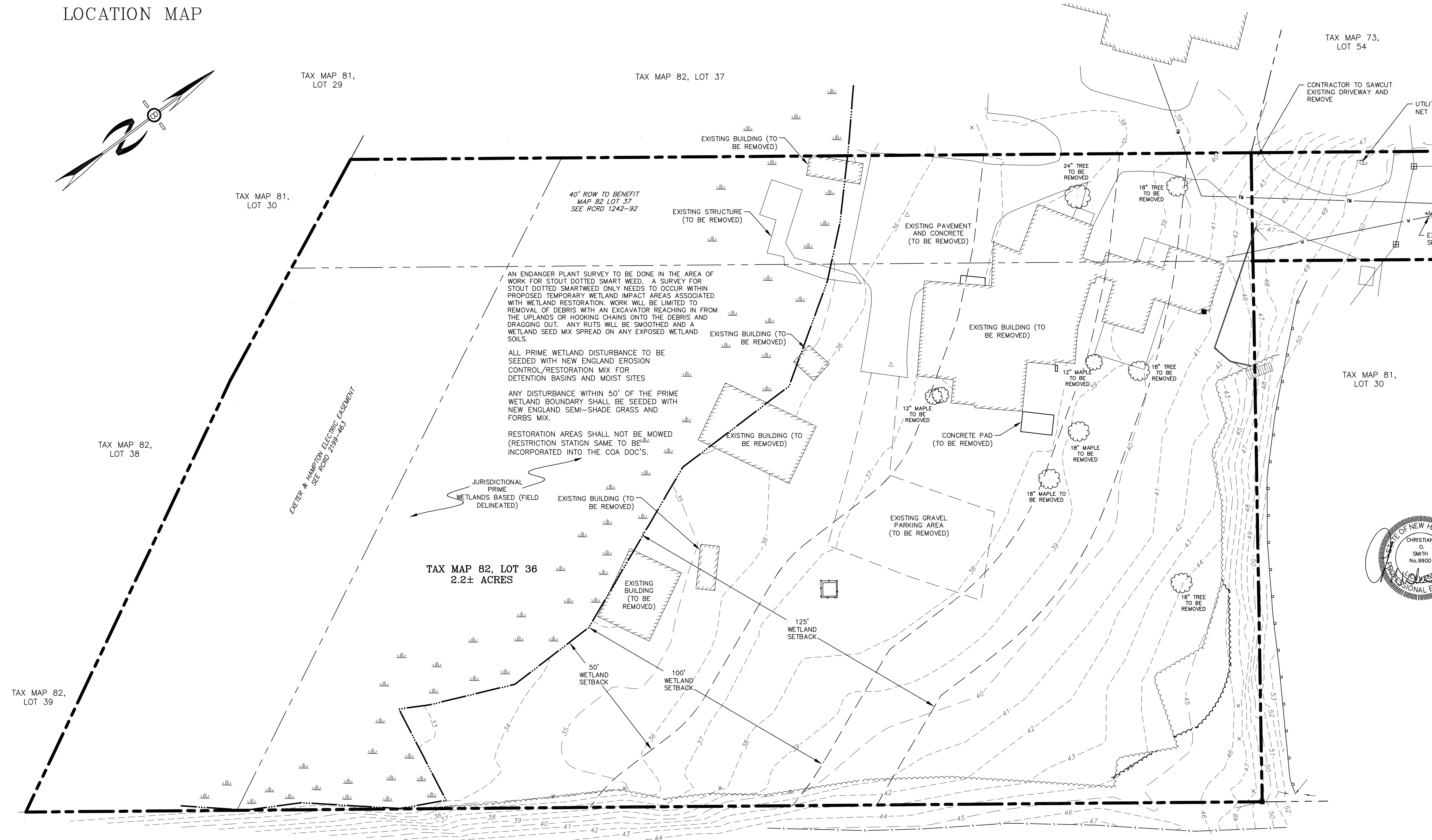


REVISED PER NATURAL RESOURCE PLANNER	7-1-21
REVISIONS:	DATE:

DEMOLITION PLAN

PLAN FOR:
RESIDENTIAL DEVELOPMENT
32 CHARTER STREET
EXETER, NH

DATE: MAY, 2021	SCALE: 1" = 20'
PROJ. NO: NH-1333	SHEET NO. 2 OF 7



SITE SPECIFIC SOIL MAPPING STANDARDS:

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B SLOPE = 0-8% C SLOPE = 8-15% E SLOPE = >25%

KEY TO SOIL TYPES

HIGH INTENSITY SOIL SURVEYS UTILIZE A FIVE-PART CLASSIFICATION TO IDENTIFY SOIL TYPES. SYMBOLS A-E READ FROM LEFT TO RIGHT IN THE CLASSIFICATION.

SYMBOL A : DRAINAGE CLASS

- 1- EXCESSIVELY DRAINED
- 2- WELL DRAINED
- 3- MODERATELY WELL DRAINED
- 4- SOMEWHAT POORLY DRAINED
- 5- POORLY DRAINED
- 6- VERY POORLY DRAINED

SYMBOL B: PARENT MATERIAL

- 1- GLACIOFLUVIAL DEPOSITS (OUTWASH/TERRACES)
- 2- GLACIAL TILL
- 3- VERY FINE SAND AND SILT DEPOSITS
- 4- LOAMY/SANDY OVER SILT/CLAY DEPOSITS
- 5- SILT AND CLAY DEPOSITS
- 6- EXCAVATED, REGRADED, OR FILLED
- 7- ALLUVIAL DEPOSITS
- 8- ORGANIC MATERIALS - FRESHWATER
- 9- ORGANIC MATERIALS - TIDAL MARSH

SYMBOL C: RESTRICTIVE FEATURES

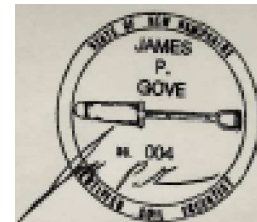
- 1- NONE
- 2- BOULDERY
- 3- MINERAL RESTRICTIVE LAYER WITHIN 40 INCHES OF SOIL SURFACE
- 4- BEDROCK PRESENT WITHIN 20 INCHES OF SOIL SURFACE
- 5- SUBJECT TO FLOODING (FLOODPLAIN)
- 6- DOES NOT MEET FILL STANDARDS (SEE PUBLICATION)
- 7- BEDROCK PRESENT 20-40 INCHES BELOW SOIL SURFACE
- 8- BEDROCK DEPTH VARIABLE (GENERALLY WITHIN 40 INCHES OF SOIL SURFACE)

SYMBOL D: SLOPE CLASS

- B- 0% TO 8%
- C- 8% TO 15%
- D- 15% TO 25%
- E- 15% TO 25%
- F- 35%+

SYMBOL E: HIGH INTENSITY SOIL MAP IDENTIFIER

- H- MAP MEETS HIGH INTENSITY SOIL MAPPING STANDARDS
- P- MAP IS FOR PRELIMINARY PLANNING ONLY AND DOES NOT MEET STANDARDS



CONSTRUCTION SPECIFICATIONS

1. STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
3. WHEN TIMBER STRUCTURES ARE USED, THE TIMBER SHALL EXTEND AT LEAST 18" INTO THE SOIL.
4. STRAW BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES DRIVEN THROUGH THE BALES AND AT LEAST 18 INCHES INTO THE SOIL.
5. SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATED VEGETATIVE BMP.
6. STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.
7. THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL TAKE PRECAUTIONS AND INSTRUCTIONS FROM THE PLANNING DEPARTMENT IN ORDER TO PREVENT, ABATE AND CONTROL THE EMISSION OF FUGITIVE DUST INCLUDING BUT NOT LIMITED TO WETTING, COVERING, SHIELDING, OR VACUUMING.
8. THE NH COMMISSIONER OF AGRICULTURE PROHIBITS THE COLLECTION, POSSESSION, IMPORTATION, TRANSPORTATION, SALE, PROPAGATION, TRANSPLANTATION, OR CULTIVATION OF PLANTS BANNED BY NH LAW RSA 430:53 AND NH CODE ADMINISTRATIVE RULES AGR 3800. THE PROJECT SHALL MEET ALL REQUIREMENTS AND THE INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
9. THE CONSTRUCTION SITE OPERATOR AND OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USEPA, WASHINGTON, DC, STORMWATER NOTICE PROCESSING CENTER AT LEAST FOURTEEN DAYS PRIOR TO COMMENCEMENT OF WORK ON SITE. EPA WILL POST THE NOI AT <http://cfpub.epa.gov/npdes/stormwater/noi/noisearch.cfm>. AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE STATUS".

DRAINAGE NOTES:

1. ALL DRAINAGE STRUCTURE AND SWALES WILL BE BUILT AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
2. SEE DETAIL SHEETS FOR STANDARD CONSTRUCTION NOTES AND DETAILS.

PREPARED FOR:

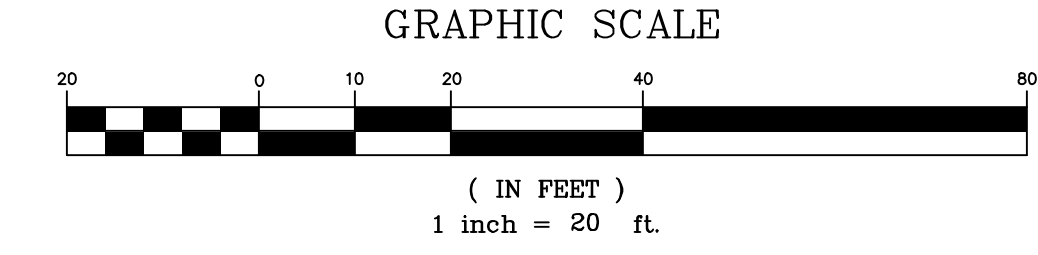
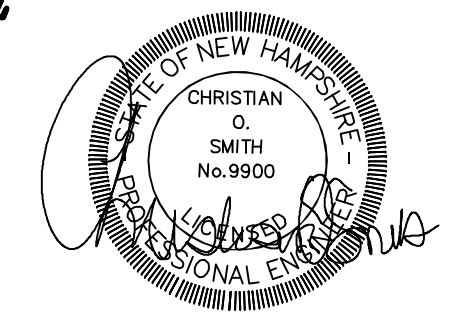
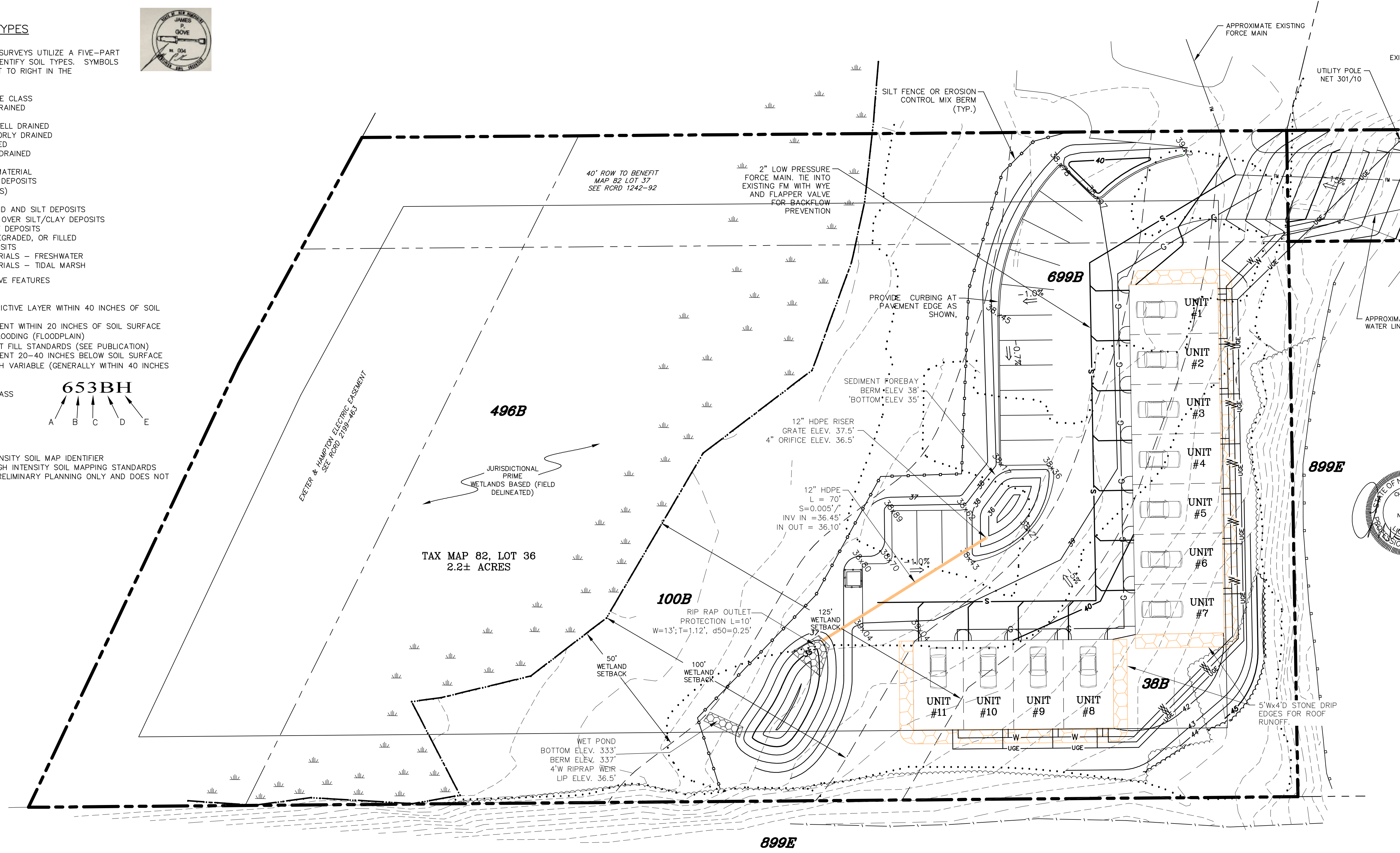
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PO BOX 334
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70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX: 603-583-4863

UTILITY NOTES:

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
2. THE CONTRACTOR SHALL PROVIDE NOTICE TO ALL COMPANIES AND LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
3. THE SPECIFICATIONS FOR PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY CO. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR PROPER UTILITY CROSSING REQUIREMENTS.
4. PRIOR TO THE PRE-CONSTRUCTION MEETING, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, ARCHITECT, CONTRACTOR, LOCAL OFFICIALS, AND ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
5. ALL CONSTRUCTION SHALL CONFORM TO EXETER STANDARDS AND REGULATIONS, UNLESS OTHERWISE SPECIFIED. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR (OSHA) RULES AND REGULATIONS. BUILDINGS ARE TO BE SERVICED BY UNDERGROUND UTILITIES.
6. THE CONTRACTOR IS TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY STUBS PRIOR TO CONSTRUCTION AND DISCONNECT ALL EXISTING SERVICE CONNECTIONS AT THEIR RESPECTIVE MAINS (IF REQUIRED) IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANY'S STANDARDS AND SPECIFICATIONS.
7. SEWER AND WATER INFRASTRUCTURE ON PRIVATE PROPERTY SHALL REMAIN PRIVATE. HOWEVER, THE TOWN RESERVES THE RIGHT TO ENTER THE PROPERTY IN ORDER TO INSPECT, REPAIR AND/OR TERMINATE INDIVIDUAL SEWER OR WATER SERVICES (AT OWNER'S EXPENSE). THIS RIGHT IS TO BE CONVEYED TO THE TOWN IN THE SITE'S DECLARATION OF CONDOMINIUM DOCUMENTS, AND IN ALL INDIVIDUAL DEEDS.
8. AN AS-BUILT PLANS IS TO BE PREPARED AND SUBMITTED TO DEPARTMENT OF PUBLIC WORKS IN DIGITAL AND MYLAR FORMATS.
9. THE CONTRACTOR IS RESPONSIBLE FOR PAYMENT OF ALL CONNECTION FEES.
10. SANITARY SEWER FLOW CALCULATIONS:
11 UNITS AT 3 BEDROOMS EACH= 33 BEDROOMS
ESTIMATED FLOW AT 150 GPD/BEDROOM= 4,950.
11. FOR WATER MAIN AND SEWER LINE CROSSINGS REFER TO THE DETAIL ON SHEET 5 FOR MINIMUM VERTICAL AND HORIZONTAL SEPERATION.
12. ALL WATER AND SANITARY LEADS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING UNITS AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY CAP AND WITNESS AT END.
13. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES AND MECHANICAL JOINTS.
14. CONTRACTOR SHALL MINIMIZE DISRUPTIONS TO EXISTING WATER SERVICES AND ALL REQUIREMENTS OF EXETER WATER DEPARTMENT SHALL BE FOLLOWED REGARDING NOTIFICATION OF INTERRUPTION OF SERVICE (MIN 48 HOURS). TEE INSTALLATION MAY NEED TO BE CONDUCTED AT NIGHT AS DIRECTED BY EXETER WATER DEPT.
15. WATER VALVES ARE TO BE OPERATED ONLY BY MUNICIPAL STAFF.
16. THE INSTALLATION OF SMOKE, HEAT, FIRE, OR CARBON MONOXIDE ALARMS OR SYSTEMS SHALL COMPLY WITH NFPA 72 REQUIREMENTS.
17. ALL BUILDINGS TO BE PROVIDED WITH RESIDENTIAL SPRINKLER SYSTEMS FOR FIRE SUPPRESSION.
18. ALL SEWER SERVICE BENDS SHALL HAVE CLEANOUTS INSTALLED (SEE SHEET 5 OF 6 FOR DETAILS).



REVISED PER NATURAL RESOURCE PLANNER	7-1-21
REVISIONS:	DATE:

UTILITY & DRAINAGE PLAN
PLAN FOR:
RESIDENTIAL DEVELOPMENT
32 CHARTER STREET
EXETER, NH

DATE: MAY, 2021	SCALE: 1" = 20'
PROJ. NO: NH-1333	SHEET NO. 4 OF 7

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites

Botanical Name	Common Name	Indicator
<i>Elymus riparius</i>	Riverbank Wild Rye	FACW
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Vernonia noveboracensis</i>	New York Ironweed	FACW+
<i>Agrostis perennans</i>	Upland Bentgrass	FACU
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium maculatum (Eutrochium maculatum)</i>	Spotted Joe Pye Weed	OBL
<i>Eupatorium perfoliatum</i>	Boneset	FACW
<i>Aster novae-angliae (Symphyotrichum novae-anglia)</i>	New England Aster	FACW-
<i>Scirpus cyperinus</i>	Wool Grass	FACW
<i>Juncus effusus</i>	Soft Rush	FACW+

PRICE PER LB. \$37.00 MIN. QUANTITY 3 LBS.

TOTAL: \$111.00

APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro-seeder. After sowing, lightly rake, roll or cultipack to insure good seed-to-soil contact. Best results are obtained with a Spring or late Summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

NEW ENGLAND WETLAND PLANTS, INC

820 WEST STREET, AMHERST, MA 01002

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Semi-Shade Grass and Forbs Mix

Botanical Name	Common Name	Indicator
<i>Elymus virginicus</i>	Virginia Wild Rye	FACW-
<i>Elymus canadensis</i>	Canada Wild Rye	FACU+
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Chamaecrista fasciculata</i>	Partridge Pea	FACU
<i>Liatris spicata</i>	Spiked Gayfeather/Marsh Blazing Star	FAC+
<i>Onoclea sensibilis</i>	Sensitive Fern	FACW
<i>Aster prenanthoides (Symphyotrichum prenanthoide</i>	Zigzag Aster	FAC
<i>Eupatorium fistulosum (Eutrochium fistulosum)</i>	Hollow-Stem Joe Pye Weed	FACW
<i>Eupatorium perfoliatum</i>	Boneset	FACW
<i>Juncus tenuis</i>	Path Rush	FAC

PRICE PER LB. \$87.00 MIN. QUANTITY 1 LBS. TOTAL: \$87.00 APPLY: 30 LBS/ACRE :1450 sq ft/lb

The New England Semi Shade Grass & Forb Mix contains a broad spectrum of native grasses and forbs that will tolerate semi-shade and edge conditions. Always apply on clean bare soil. The mix may be applied by hydro-seeding, by mechanical spreader, or on small sites it can be spread by hand. Lightly rake, or roll to ensure proper seed to soil contact. Best results are obtained with a Spring seeding. Late Spring and early Summer seeding will benefit with a light mulching of weed-free straw to conserve moisture. If conditions are drier than usual, watering will be required. Late Fall and Winter dormant seeding require an increase in the seeding rate. Fertilization is not required unless the soils are particularly infertile. Preparation of a clean weed free seed bed is necessary for optimal results.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

CHAPTER X TREE ORDINANCE

XXX PURPOSE

The purpose of this Chapter is to encourage the proper management of community trees within the Town of Exeter; and to establish a standard of care and provide clear guidance to Town officials, public utilities, arborists, and residents regarding the planning, planting, preservation, maintenance, care, and removal of trees on public parks and public rights-of-way within the Town of Exeter; and to establish and assign proper authority regarding care of community trees on these lands within the Town of Exeter.

XXX JURISDICTION

Areas subject to the Ordinance: All streets, highways, parks, cemeteries, or other grounds owned by the Town. This includes public easements along all public roads to the property line. The Conservation Commission has its own procedures for dealing with trees on conservation land, therefore this Ordinance does not apply to Conservation easements.

Activities subject to the Ordinance: Planning, planting, preservation, maintenance, care, and removal of trees on public parks and public rights-of-way within the Town of Exeter

XXX DEFINITIONS

As used in this Chapter, the following terms are defined as follows:

Caliper

Tree Caliper means an ANSI (American National Standards Institute) standard for the measurement of nursery trees. For a shade tree or flowering tree, the caliper measurement of a trunk shall be taken 6" above the ground for trees up to and including a 4" caliper size. If the caliper at 6" above ground exceeds 4", the caliper should be measured at 12" above the ground. For nursery stock above 12" in diameter, a DBH measurement is used.

(Seldom are tree trunks perfectly round. The most accurate measurement will result from the use of a diameter tape.)

Diameter at Breast Height (DBH)

The measurement of a tree's trunk diameter in inches at breast height 4 ½ feet above ground level at the tree's base. For trees with less than 4 ½ feet of clear trunk, the diameter shall be of the largest leader measured 4 ½ feet above ground level. For multi-trunk trees, it shall be the sum of the diameter of the individual trunks measured 4 ½ feet above ground level.

Hazard Tree

A tree or tree part that has defects or structural weaknesses that poses a high

risk upon its failure to cause personal injury or death, or damage to property; public or private. A tree becomes a potential hazard when its woody structure is weakened by one or more defects, which decreases its structural integrity and increases its potential for failure. Defects are visible signs that a tree has failed, is failing, or has the potential to fail. There are seven main categories of defects:

1. Cracks,
2. Weak branch unions,
3. Stem or branch decay,
4. Cankers,
5. Dead trees, tops or branches,
6. Root problems and,
7. Poor tree architecture.

As defined by the International Society of Arboriculture (ISA), a hazard tree must meet three (3) criteria:

- (1) The tree is sufficiently large enough to cause damage should it fall;
- (2) The tree has a target that would be damaged should it fall;
- (3) The tree has a condition that would make it likely to fall.

By definition, a hazard tree = a defective tree plus a target

Invasive Species

An alien or an introduced organism that causes ecological harm, or is likely to cause harm in a new environment where it is not native. Invasive species can lead to extinction of native plants or animals, destroy biodiversity and permanently alter habitats. The NH Department of Agriculture maintains the list of NH Invasive Species in accordance with the State Invasive Species Act.

Park

An area of land, usually in a largely natural state, owned and managed by the Town and set aside for environmental protection and/or recreation.

A list of parks can be found [here](#).

Property Owner

A person or business entity with a legal or equitable interest in a property. (As shown by the Town's Assessor's list.)

Pruning

A horticultural practice of selectively cutting/removing specific portions of a tree (such as roots, buds, branches) that are dead, undesirable or overgrown OR trimming for healthy plant development and aesthetic purposes. Pruning can

be considered preventive maintenance.

Public Places

Includes all streets, highways, parks, cemeteries, easements or other grounds owned by the Town. This includes public easements along all public roads to the property line. Property owners should ascertain the public easement along their property line before any tree work, including pruning, removal, or planting occurs. Questions can be addressed to the Tree Warden or the Code Enforcement Officer of the Town.

Public Trees and Street Trees

Public Trees refers to trees, shrubs and other woody vegetation within the public right-of-way and on any public property. This includes shade, ornamental and forest trees or shrubs growing on any street, park, cemetery, or public place. Street Trees refers to trees and other woody vegetation growing on public streets and on land lying within the public rights-of-way.

Replacement Trees

A tree or trees to be planted to replace any trees removed (or an equivalent replacement value that shall be paid to the Town's tree fund).

Equivalent Replacement: The replacement of a removed or damaged tree to compensate for that tree's removal, or its damage, with one tree the same diameter, or a combination of smaller trees that will equal that removed tree's DBH as defined herein.

Tree-for-Tree Replacement: Replacing a removed tree with a tree, or trees, with a minimum of three inches in cumulative trunk diameter at breast height (DBH). The replacement trees will be nursery grown, native trees. The Tree Warden and the Tree Committee will develop and maintain within the regulations an up-to-date list of approved trees for planting under appropriate circumstances.

Significant Trees

Significant trees, as defined in Exeter's Site and Subdivision regulations (7.4.7), are 20-inches or greater in diameter at breast height (DBH).

Tree Maintenance

Activities, equipment, plans and provisions to keep trees alive and flourishing.

XXX TREE WARDEN

The Exeter Tree Warden is an appointed official with relevant training and/or experience, who is the contact person for questions about public trees, and for permission to prune and/or remove trees in public places. The Tree Warden works with and is supported by the Exeter Tree Committee.

The Tree Warden's job may include, but is not limited to the oversight of the following:

- Pruning of trees for health and safety;
- Removal of trees that are dead or dying as a result of storms, insects, disease or old age;
- Identification of sites for planting new trees;
- Planting new trees;
- Maintaining an inventory of public trees;
- Supervising Town tree workers;
- Inspecting contracted tree work;
- Utility arboricultural operations;
- Assessment of trees for potential hazards to public safety;
- The Site Review, Technical Review Committee, may request that the Tree Warden or his/her designee provide advice on tree removal, tree selection, and placement of trees on projects that come before the Planning Board.
- Tree Warden shall advise on and help coordinate landscaping efforts on Town properties and/or within the Town's ROW.

Questions about Public Trees are addressed to the Tree Warden.

XXX TREE COMMITTEE

The Exeter Tree Committee was created in 2019 as part of the Town of Exeter's efforts to be officially recognized as a Tree City. The Committee is a subcommittee of the Conservation Commission, and is made up of volunteers who will:

- Coordinate efforts in support of Exeter's Tree City USA designation;
- Aid in carrying out the provisions of this ordinance;
- Collaborate with the Tree Warden, Town departments, and other Town officials to foster a tree-rich community;
- Help monitor the health and protection of public trees;
- Work to update our inventory of public trees;
- Seek grants and secure funds to further and support the work of the committee;
- Advance educational efforts to promote awareness and knowledge of the benefits of trees.

More information on the Tree Committee can be found [here](#).

XXX PERMITS / PERMISSION REQUIRED

Permission must be obtained from the Tree Warden prior to doing any of the following work:

- Removal of public trees;
- Trimming of public trees;

- Site preparation, alteration or excavation within the public right-of-way or public property which may disturb the roots, trunks, or limbs of public trees. This can include but is not limited to the installation of utilities.
- Planting, fertilizing, cutting or otherwise disturbing any public trees

No person shall apply pesticides or herbicides within the Town's ROW without first procuring written permission from the Tree Warden or his/her designee.

Any person engaging in the business of cutting, planting, pruning, removing, spraying or otherwise treating trees on Public Property must first produce evidence of certification/license to the Tree Warden or his/her designee.

XXX TREE PLANTING, MAINTENANCE AND REMOVAL

All planting, replacing, maintaining and other work done on public trees shall comply with the tree regulations regardless of whether such work involves private individuals, businesses, public utility companies, contractors, town officials or employers.

The Tree Warden shall have the authority, and it shall be the duty of the Tree Warden, to order the trimming, spraying, preservation, or removal of trees upon property owned by or controlled by the Town, or in any Town right-of-way.

The Tree Warden, subject to the approval of the Tree Committee, shall take such action necessary to order the removal of street trees and trees in public places wherever necessary to preserve public safety or to prevent the spread of disease or insects to public trees and places. The approval of the Tree Committee is not necessary in emergency situations when public safety, health and welfare, is at risk.

No significant street tree or tree in a public place (having a diameter larger than two inches as measured, four feet above the ground), shall be removed without approval of the Tree Committee, and after public input, except where delay in the removal of the tree would pose an imminent threat to public safety or property.

The planting of street trees (by the abutting property owner) within the public right-of-way is permissible and encouraged provided that the Tree Warden approves the location and selection of such trees. The selected tree or trees will be planted by the Tree Warden, and it will be the responsibility of the abutting property owner to water and provide care for the tree(s).

XXX INJURIES TO TREES

No person shall, willfully or mischievously, break down, injure, climb upon, or commit any injury to public trees, nor shall they interfere with the roots, place signs or posters or any other fixture on a tree using nails or other devices

which may damage the tree.

XXX REPLACEMENT TREES

- The Tree Warden shall approve the replacement tree, or trees, and the place where it is (they are) planted.
- When a public tree has been damaged or destroyed, the responsible party shall be responsible for removal, replacement and maintenance costs.
- The Tree Warden, in consultation with the Tree Committee, will determine the tree value and replacement costs.
- The responsible party shall bear the costs of removal and disposal of the removed tree, the grinding of the stump, and any resulting sidewalk and or landscape repairs.
- There shall be a 5-year maintenance plan and guarantee.

XXX PENALTIES

Anyone who violates any provision of this ordinance, upon being found guilty of violation, shall be subject to a fine not to exceed (\$300) for each separate offense. If the injury, mutilation, or death of any tree(s) in public parks and public rights-of-way within the Town of Exeter is caused, the cost of repair or replacement, or the appraised dollar value of such tree(s) shall be borne by the party in violation.

XXX ENFORCEMENT

The Town Warden or his/her designee, in consultation with the Tree Committee, shall have the power to promulgate and enforce regulations, rules and specifications concerning the spraying, trimming, removal, planting and protection of trees upon the right-of-way of any street, sidewalk, or other public place in the Town of Exeter.

XXX PRIVATE TREES

If the Tree Warden determines that a tree on private property is a public hazard and needs to be trimmed or removed, the Tree Warden will send a certified letter to the landowner to make him/her aware of the problem.

A hazard tree on public property could have any of the following issues:

1. An infectious disease or insect problem;
2. Be dead or dying;
3. Have limbs that obstruct street lights or traffic signs;
4. Prevent the free passage of pedestrians or vehicles;

5. Constitute a hazard to life or safety of people, buildings, or other public property.

XXX STANDARDS FOR PROPER PLANTING

XXX NATIVE TREES AND SHRUBS

See Exhibit A-Notes on Approved Trees and Shrubs; Recommended Native Trees

See Exhibit B-Notes on Native Trees and Shrubs; Invasive Trees and Plants to be avoided.

XXX FUNDING

It is the goal of the Tree Committee to work with the Town to establish a fund that will support the activities of the Committee.

This would cover for activities and purchases including:

- Tree work such as labeling public trees in Town;
- The expense of a Town arborist;
- The purchase, planting, and maintenance of new trees in public places;
- The purchase of equipment for emergency and tree maintenance work to be done in-house.

Version: June 9, 2021

NOTES:

1. Details on XXX PENALTIES still need to be worked out. (To whom would the fine/s be paid. Where would the fines be held. Etc.)
2. Is the \$300 'not to exceed' amount in the XXX PENALTIES chapter too much, or not enough?

3. Under XXX ENFORCEMENT, should anyone, in addition to the Tree Warden and his/her designee, be able to enforce this regulation?
4. In the TREE COMMITTEE section, are we ready to add a section on 'Memorial Trees'? This was discussed at the last meeting, and the thinking was that the Parks and Recreation Department would make arrangements to put this fund in place.



Annual Survey 2021

The NHACC would like find out what you are doing so we may better serve you. Please discuss these questions at your next conservation commission meeting and respond to this survey. The more feedback we get from our members, the more responsive we can be to your needs.

What membership benefits have you used in the past year? Check all that apply.

- Technical assistance by phone or email
- NHACC annual meeting
- Lunch and Learn Workshops
- E-Newsletter
- Conservation Commission Handbook
- Legislative Updates on proposed legislation
- NHACC website for reference materials
- We have not used NHACC services this year

How often do you work cooperatively with other municipal boards (Select Board, Planning Board, Budget Committee)?

- We often work closely with other boards on a joint projects
- We periodically work with other town boards as needed
- We are sometimes asked by other boards for input and comments
- We seldom work with other town boards
- We never work with other town boards

NHACC encourages collaboration among commissions to connecting them with regional neighbors. Do you regularly engage with neighboring conservation commissions?

- No, we do not work with other conservation commissions
- No, but we would like to meet more regularly with other commissions
- Yes, we meet with other commissions as needed
- Yes, we attend roundtable discussions on a regular basis
- Yes, we would host roundtable discussions with neighboring CCs

Previous surveys have identified these main topics as priorities that CCs need assistance with. What are the top three topics your commission needs help with?

- Public Outreach on Land Conservation and assistance with conservation projects
- New Commissioner Workshop throughout the year

- Effectively working with developers
- Effectively working with the planning board
- Finding Secure Funding
- Reviewing wetland applications
- Techniques for Monitoring Conservation Lands
- Recruiting new commissioners

How do you train new members to your commission?

- We encourage new members to attend the annual meeting new member session
- Mentorship within the commission
- We need additional support to help us train new members

Do you have recent accomplishments or successes that you think other Commissions would benefit from hearing about? Please describe.

What membership benefit did you find least useful in the past year?

Has your Conservation Commission completed a land conservation project in the past three years?

- Yes
- No

If Yes, did you work with a partner or Land trust? If Yes, which one(s)?

If you did not work with a partner land trust please tell us why.

Does your municipality have a Land Use Change Tax allocation to fund conservation?

- Yes
- No

If yes, what is your municipalities' percentage of Land Use Change Tax is allocated to conservation?

What town do you represent?

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Exeter Conservation Commission
June 8, 2021
Virtual Meeting
Draft Minutes

Call to Order

1. Introduction of Members Present (by Roll Call)

Present at tonight's meeting were by roll call, Chair Andrew Koff, Vice-Chair Trevor Mattera, Dave Short, Treasurer, Alyson Eberhardt, Kristen Osterwood, Julie Gilman Select Board Liaison, Conor Madison, Alternate, Bill Campbell, Alternate (@7:54), Donald Clement, Alternate (until 8:21 PM), and Kristen Murphy, Natural Resource Planner.

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

Absent, Carlos Guindon, and Nick Campion

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

Mr. Koff called the meeting to order at 7 PM and indicated Alternates Donald Clement and Conor Madison would be active and voting for this meeting.

2. Public Comment (7:00 PM)

Mr. Koff asked if there were any members of the public who wanted to speak to an item not on the agenda and being none closed public comment.

3. Election of Officers

Mr. Koff noted that the Select Board appointed Kristen Osterwood and Nick Campion as regular members of the Conservation Commission.

Ms. Gilman noted the Governor is expected to lift the Emergency Order which will mean meetings will be back in person. A hybrid option is being looked into at the Select Board meeting Monday night.

Mr. Koff read the proposed slate of officers:

Chair – Andrew Koff

Vice Chair – Trevor Mattera

Treasurer – Dave Short

Mr. Koff noted the positions held by Ginny Raub as Alternate and Sally Ward as a regular member and Clerk of the Commission are vacant. Ms. Osterwood offered to serve as Clerk.

MOTION: Mr. Koff motioned to nominate Kristen Osterwood as Clerk and the slate of officers as presented. Mr. Short seconded the motion. A roll call vote was taken by Ms. Murphy: Koff – aye, Mattera – aye, Short – aye, Eberhardt – aye, Madison – aye, Clement – aye and Osterwood – aye. The motion passed 7-0-0

Action Items

Wetland Conditional Use Permit review for a 12-lot open space subdivision for Scott Carlisle III at 19 Watson Road
Tax Map 33-26
(Scott Carlisle, Barry Gier)

Mr. Koff noted there was a joint Site Walk with the Commission and the Planning Board this morning with Mr. Gier of Jones & Beach. Mr. Koff and Ms. Murphy were present as well as a majority of the Planning Board.

Mr. Gier presented the proposal for a Wetlands Conditional Use Permit for the 12-lot open space subdivision at Tax Map 33-26 in the R-1 zone. The parcel is 98 acres with 1760 linear feet of frontage on the east side of Watson Road. Route 101 is to the south. There is a large wetlands complex to the east. The roadway is proposed to be 1128 linear feet with curbing and a closed drainage system. There will be a large infiltration basin to handle stormwater. The two wetland buffer impacts are 6,517 SF of temporary impact and 1,215 SF of permanent impact for the roadway. Grading will be revegetated. The infiltration basin and rip rap will be minor permanent impacts. The location shown on the plan for the homes are not exact. There is a hill to the uplands which is why the temporary impacts are required. The road is longer than typical.

Mr. Koff expressed concerns with the vernal pool on Lot 3 and disturbances from construction up slope affecting the buffer. Mr. Koff noted the developer does not appear to be building as many lots as he could. Mr. Gier noted the size of most lots is just under two acres while only 15,000 SF is required per lot in an open space subdivision. Mr. Gier noted the Planning Board suggested eliminating the vernal pool from Lot 3 and including it in the open space.

Ms. Eberhardt referenced Jim Gove's January 12 evaluation and five wetland buffer impacts and Lot 2 which is perched between wetlands. Mr. Gier displayed the location of all vernal pools in the proposed subdivision in purple on the screen.

Mr. Koff expressed concerns with the hydrology upgradient of the road and recharge of sheet flow diverting away and the potential addition of water to the south. Mr. Gier noted there would be a slight redirection not a complete redirection.

Mr. Koff reviewed the criteria:

1. Permitted in the zone.
2. No alternative design which is less detrimental is feasible.
3. Impact of functions and values.
4. Maintenance.
5. Not create a hazard to individuals or public health, safety, welfare, loss to the wetland or contamination of groundwater or other reasons.
6. Increase to other wetland buffers elsewhere.
7. Temporary disturbance/restoration proposal.
8. All permits, NH DES etc.

Mr. Koff opened the hearing to the public for comments and questions at 8:07 PM.

Mr. Gier noted the proposed subdivision is permitted in the residential zone. Mr. Gier noted it is impossible not to have any impacts with wetlands throughout.

Mr. Koff noted there does appear to be an alternative design mentioned that would be less detrimental. The lot shapes are not optimized to minimize impacts to buffers especially on Lots 2 and 3.

Mr. Koff asked about ledge and Mr. Gier noted they did several test pits and did not come across ledge. Mr. Koff asked about sandy soil. Mr. Koff noted the north side of the road would have impacts to vernal pools below it and have a different character than now.

Mr. Clement noted he had no grave concerns about the size of the lots. It is good to have larger lots which lessens the impacts as a whole. The parcel is not tied to municipal water and sewer and will need larger areas for septic and well protective areas and gives more pervious surface recharge. The site is best with as little impact as possible. There are a lot of wetlands present.

Mr. Campbell arrived at the meeting.

Mr. Koff asked if Lots 2 and 3 were reconfigured so that the vernal pool would be located entirely in the open space, if the house on Lot 2 would be closer to the road. Mr. Gier discussed the shared driveway easement so there would be no impact to the buffer.

Mr. Campbell asked if the homeowner could put a lawn in and Mr. Gier noted they could but in limited use buffer they could not.

Mr. Campbell asked about the grade for Lot 3 which appeared steep, and Mr. Gier noted the grade was 3:1. Mr. Gier added that septic designs are not required to be 4,000 SF but must be shown on the proposal as 4,000 SF. There could also be a smaller house without a garage.

Mr. Gier noted the proposal did not impact functions and values. Road impacts are minimized. There is a retention pond for stormwater.

Mr. Koff asked if there were a wildlife habitat assessment and noted it would be helpful to answer his questions. Mr. Clement noted the area to the north is a known breeding area for Blanding's Turtles and Spotted Turtles. The sandy soil is conducive to turtle breeding and the species may be present. Ms. Murphy noted the Commission could require or recommend one, it was not provided and noted it would be helpful for Mr. Gove to be here.

Mr. Gier noted temporary grading will be revegetated. The permanent impacts will be the pipe for the stormwater retention and rip rap.

Mr. Gier noted there would be no hazard as single-family residences don't typically contaminate groundwater. There is no proposed increase in wetlands buffers elsewhere.

Mr. Koff asked if NH DES was contacted yet and Mr. Gier noted approvals are required but he has not been in touch with them yet.

Ms. Murphy asked about the process of showing the building envelope and Mr. Gier noted each lot is almost two acres and buildable within the setbacks where building envelopes are typically shown when lots are tighter.

Mr. Mattera noted there was a lot of effort made to meander through this maze of wetlands. Impacts were minimized and are temporary. Mr. Mattera questioned whether the road alignment would change with the reconfiguration of Lots 2 and 3. Mr. Gier noted it was the best road location with the least amount of impact from grading and doesn't anticipate any change to the roadway.

Mr. Koff recommended returning with the revised plan set and wildlife assessment and possibly Mr. Gove to discuss his report. Mr. Mattera agreed the wildlife assessment could change the design.

MOTION: Mr. Koff motioned to table the CUP recommendation for Tax Map 33-26 until a later date when the revised submittal and wildlife assessment and revised plan based on inclusion of the vernal pool in the open space are provided, as the Commission does not have enough information. Ms. Eberhardt seconded the motion. A roll call vote was taken Koff – aye, Mattera – aye, Eberhardt – aye, Short – aye, Osterwood – aye, Clement – aye and Madison – aye. The motion passed 7-0-0.

Non-Public Session

- Non-public session pursuant to RSA 91-A:3(II)(d) for the consideration of the acquisition, sale, or lease of real or personal property

MOTION: Mr. Koff motioned to go into non-public session pursuant to RSA 91-A:3(II)(d). Mr. Mattera seconded the motion. A roll call vote was taken Mattera – aye, Koff – aye, Eberhardt – aye, Short – aye, Osterwood – aye, Clement – aye and Madison – aye. The motion passed 7-0-0.

The meeting was closed to the public at 8:21 PM.

MOTION: Mr. Koff motioned to come out of non-public session. Mr. Mattera seconded the motion. A roll call vote was taken Mattera – aye, Koff – aye, Eberhardt – aye, Short – aye, Osterwood – aye, Clement – aye and Madison – aye. The motion passed 7-0-0.

The meeting was reopened to the public at 9:09 PM.

MOTION: Mr. Koff motioned to seal the minutes of the non-public session because divulgence of this information will likely render the proposed action ineffective. Mr. Short seconded the motion. A roll call vote was taken Mattera – aye, Koff – aye, Eberhardt – aye, Short – aye, Osterwood – aye and Madison – aye. The motion passed 6-0-0.

Action Items Cont'd

1. LCHIP Grant Application Update and Request for Matching Funds from two sources:

- a. Expenditure of up to \$50,000 from the Conservation Fund as partial matching funds for the LCHIP grant application for Raynes Barn improvements at 61 Newfields Road.

Ms. Murphy noted the subcommittee is working to appraise repairs with the consultant and provide an updated cost of the barn's needs. The grant application is almost complete. The total projected cost is \$248,200 and the Town would be required to provide a 50% match. \$100,000 could come from L-CHIP, \$100,000 from Warrant Article and \$50,000 from the existing Conservation Fund.

Ms. Murphy provided the Commissioners with a link to the Conservation Fund Guidebook which describes allowed uses consistent with RSA 36a. The Conservation Fund has a balance of approximately \$108,000 now with nothing pending this year.

Mr. Koff asked if the Warrant Article request from Conservation would be \$100,000 alone or if the annual \$50,000 funding would also be requested. Ms. Murphy noted both of those would be a big ask.

Mr. Campbell noted it is a good project and needed. The Commission has a good shot at it and it may be their last shot. Mr. Mattera agreed.

Mr. Koff asked what would happen if the grant was not received and Ms. Murphy noted they would not spend this and would know in December.

MOTION: Mr. Koff motioned to approve the expenditure of up to \$50,000 from the Conservation Fund for the repairs to Raynes barn in accordance with the L-CHIP application approval. Ms. Eberhardt seconded the motion. A roll call vote was taken Mattera – aye, Koff – aye, Eberhardt – aye, Short – aye, Osterwood – aye, and Madison – aye. The motion passed 6-0-0.

Ms. Murphy noted the application is due Friday, the 24th officially - in two weeks, and may be reviewed by TRC. A special meeting could be called if necessary.

- b. Expenditure of up to \$1940 from the Conservation Fund or Phase I Archaeological Study around the perimeter of Raynes barn

Ms. Murphy noted a Phase 1A archaeological study is required whenever there is excavation at a historic site. In this case there would be fill and foundation work proposed. This evaluation would determine if additional study under Phase 1C would be required. The cost is \$1940. Any digging would not be done with equipment. Cost can go toward the required match.

MOTION: Mr. Koff motioned to approve the expenditure of up to \$1940 from the Conservation Fund for the Phase 1A archaeological study at Raynes barn. Mr. Mattera seconded the motion. A roll call vote was taken Mattera – aye, Koff – aye, Eberhardt – aye, Short – aye, Osterwood – aye, and Madison – aye. The motion passed 6-0-0.

2. Committee Reports

- a. Trail Committee: Discussion of Trail Use (Dave & Kristen)

Mr. Short discussed trail use and issues. Two members were concerned with heavy use and overflow parking which poses a danger when parking on the curve. Fire safety reached out about trail maps that didn't match. Signs were proposed for the kiosks and trail entrances. Mr. Short recommended explaining why trails were closed and that there be a sign for no unauthorized trail building. Activity on private land is being confused with public. The private landowner had no issue with the trails there. Mr. Short will work with Tobey and Ms. Murphy on language for signs.

Mr. Short acknowledge a donation of lumber and help from volunteers and noted Ms. Murphy upgraded the blazing. Signs could be donated.

- b. Tree Committee Update- Draft Ordinance and Appointment of Tree Committee Rep

Eileen Flockhart discussed the draft ordinance which will regulate how trees in the streets and public place will be managed. This would be a Town ordinance not a zoning ordinance. Comments can be emailed to Ms. Murphy and discussed at the next meeting. The Select Board would recommend whether to adopt the ordinance and then have two public meetings. Jay Perkins the Tree Warden will provide approvals and advice to the Committee. Native species would be the preferred planting for street trees.

3. Approval of Minutes:

May 11, 2021 Meeting

Mr. Koff recommended edits.

MOTION: Mr. Koff motioned to approve the May 11, 2021 minutes as amended. Mr. Mattera seconded the motion. A roll call vote was taken Mattera – aye, Koff – aye, Eberhardt – abstain, Short – abstain, Osterwood – aye and Madison – aye. The motion passed 4-0-2.

4. Other Business

5. Next Meeting: Date Scheduled (7/13/21), Submission Deadline (7/2/21)

Adjournment

MOTION: Mr. Koff moved to adjourn at 9:48 PM seconded by Mr. Short. A roll call vote was taken. With all in favor the motion passed unanimously.

Respectfully submitted,

Daniel Hoijer, Recording Secretary