



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 Wheelwright Room, Exeter Town Offices
at 10 Front Street, Exeter on **Tuesday, February 21st, 2023 at 7:00 P.M.**

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items:

1. Minimum impact expedited application from Wakefield Thermal for the fill of 2,652 SF of man-made wetlands associated with former drainage structures for the expansion of an existing industrial building, construction of new/replacement parking, circulation, loading docks and other associated site improvements as part of its scope. Tax Map 52 Lot 112-A (*Tom Burns, TF Moran*)
2. Committee Reports
 - a. Property Management
 - b. Trails
 - c. Outreach Events
 - i. [NH Butterfly Monitoring Community Science Project](#) Training 4 Part Series
Dates (2/22, 3/8, 3/22*, 4/5*) **We are hosting*
 - d. Other Committee Reports (River Study, Sustainability, Energy/CPAC, Tree)
 - i. All Boards Meeting Report
3. Approval of Minutes: December 12, 2022 (tabled in Jan) and January 10th, 2023 Meeting
4. Correspondence
5. Other Business
6. Next Meeting: Date Scheduled (3/14/23), Submission Deadline (3/3/23)

Andrew Koff

Exeter Conservation Commission

Posted February 17th, 2023 Exeter Town Website www.exeternh.gov and Town Office kiosk.

**TOWN OF EXETER
PLANNING DEPARTMENT MEMORANDUM**

Date: February 17th, 2023
To: Conservation Commission Board Members
From: Kristen Murphy, Natural Resource Planner
Subject: Feb 21st Conservation Commission Meeting

***NOTE: The meeting will be held in the Wheelwright Room
as the ZBA will be in the Nowak Room.***

Wakefield Thermal – Min Impact Expedited Wetland Application:

The applicant is requesting your support for expedited processing of this minimum impact wetland application. The packet includes statements from a certified wetland scientist indicating the wetland proposed for filling are man-made so there is no conditional use permit required.

Suggested Motion for State Wetland Expedited Application:

- _____ *We have reviewed this application and **agree to waive our right to intervene** in the application as proposed and authorize the Chair to sign the application on our behalf.*
- _____ *We have reviewed this application and recommend that the wetland application be **(approved with conditions) (denied)** as noted below:*

Committee Reports:

Property Management – Raynes Barn repairs have gotten underway. The clapboards are all painted and moved onsite. Now the contractor is working on window repairs so you will see all the windows boarded up.

Outreach – The 4-part training put on by NH Fish and Game for monitoring butterfly populations starts Feb 22nd. Pollinator Pathways NH will be hosting the sessions and I will help out as part of Exeter’s participation in PPNH. Training runs from 6:30-7:30 and is free.

Committee Reports – I have no pressing committee reports.

Approval of Minutes:

We tabled December’s minutes so you have 2 sets of minutes to approve tonight.



Env-Wt 310.01
**EXPEDITED MINIMUM IMPACT (EXP)
 WETLANDS PERMIT APPLICATION**
 Water Division/Land Resources Management
 Wetlands Bureau



[Check the Status of your Application](#)

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

APPLICANT'S NAME: Wakefield Thermal

TOWN NAME: Exeter

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

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; Env-Wt 603.03; Env-Wt 603.05)

Please use the [Wetland Permit Planning Tool \(WPPT\)](#), the Natural Heritage Bureau (NHB) [DataCheck Tool](#), the [Aquatic Restoration Mapper](#), or other sources to assist in identifying key features such as: [priority resource areas \(PRAs\)](#), [protected species or habitats](#), coastal areas, designated rivers, or designated prime wetlands.

Does the property contain a PRA? If yes, provide the following information: <ul style="list-style-type: none"> • Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Protected species or habitat? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <ul style="list-style-type: none"> ○ If yes, species or habitat name(s): N/A ○ NHB Project ID #: NHB22-2476 • Bog? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Floodplain wetland contiguous to a tier 3 or higher watercourse? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Designated prime wetland or duly-established 100-foot buffer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 	
Is the property within a Designated River corridor? If yes, provide the following information: <ul style="list-style-type: none"> • Name of Local River Management Advisory Committee (LAC): N/A • A copy of the application was sent to the LAC on Month: <input type="text"/> Day: <input type="text"/> Year: <input type="text"/> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
For dredging projects, is the subject property contaminated? <ul style="list-style-type: none"> • If yes, list contaminant(s): <input type="text"/> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is there potential to impact impaired waters, class A waters, or outstanding resource waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
For stream crossing projects, provide watershed size (see Wetland Permit Planning Tool or Stream Stats): N/A	

irm@des.nh.gov or (603) 271-2147

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

www.des.nh.gov

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

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

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

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

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

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

Identify the rule(s)/provision(s) which make the project a minimum impact project. Refer to the project list below and the [Expedited Minimum Impact \(EXP\) Project Classification Guidance Document](#).

- Aquatic Vegetation Control Projects (Env-Wt 510.08(a))
- Water Access Structure Construction Projects (Env-Wt 511.06(a))
- Beach Replenishment Projects (Env-Wt 511.07(a))
- Deck or Patio Repair Projects (Env-Wt 511.08(a))
- Breakwater Maintenance and Repair Projects (Env-Wt 512.07(b))
- Docking and Accessory Docking Structure Construction, Repair, and Replacement Projects (Env-Wt 513.24(a))
- Docking Structure Modification Projects (Env-Wt 513.25(a))
- Accessory Docking Structure Installation, Construction, Modification, Repair, and Replacement Projects (Env-Wt 513.26(a))
- Canopy Projects (Env-Wt 513.27(a))
- Bank/Shoreline Stabilization Construction Projects (Env-Wt 514.07(a))
- Dug-in Basins and Boathouse Construction or Modification Projects (Env-Wt 515.06(a), (b))
- Dug-in Basins and Boathouse Maintenance and Repair Projects (Env-Wt 515.07(a))
- Intake and Outflow Structure Construction, Maintenance and Repair Projects (Env-Wt 516.05; Env-Wt 516.06(b))
- Trail or Pathway Projects (Env-Wt 517.06(a); Env-Wt 517.06(d))
- Boardwalk Projects (Env-Wt 517.07(a); (Env-Wt 517.09))
- Dry Hydrants and Other Non-Docking Structure Projects (Env-Wt 518.07(a)(1), (b))
- Pond Construction, Maintenance, and Repair Projects (Env-Wt 519.08(a), (b); Env-Wt 519.09(a))
- Residential Utility Installation Projects (Env-Wt 521.06(a)(7))

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- Non-tidal Dredging Projects (Env-Wt 523.04(a))
- Residential, Commercial, and Industrial Development Projects (Env-Wt 524.06(b))
- Restoration/Enhancement Projects (Env-Wt 525.05)
- Dam Construction, Reconstruction, or Replacement Projects (Env-Wt 526.06(a))
- Dam Modification, Repair, or Maintenance Projects (Env-Wt 526.07(a))
- Pubic Highway Projects (Env-Wt 527.06; Env-Wt 527.07)
- Coastal Projects (Env-Wt 600)
- Stream Crossing Projects (Env-Wt 903.01(e))
- All Other Projects (Env-Wt 407.03)

Provide the project-specific information required by the rule(s)/provision(s). Refer to Chapters Env-Wt 400, Env-Wt 500, Env-Wt 600, and/or Env-Wt 900, as applicable, for project-specific application and design requirements. Please see the attached document listed under "Section 7 - Resource-Specific Criteria" for criterium found in this sections. **Please see applicable Standard Project Specific Worksheets for guidance.**

For projects located on waterbodies, provide the linear feet of shoreline frontage on the property: **N/A** linear feet
 Not applicable

Provide a brief description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached".
 The proposed project is seeking the expansion of an existing 74,000 SF industrial building, which will see the construction of a 40,000 SF addition to the south. Additionally, the project would include the construction of new/replacement parking, circulation, loading docks and other associated site improvements as part of its scope. The expansion of this structure will allow the new facility owner to expand its operations on an already developed site instead of impacting natural habitat and pristine ecosystems.

The wetlands subject to alteration due to this proposed project include approximately 2,652 SF (0.06 Acres) of emergent wetlands, which are man-made drainage structures. The wetlands in question were the result of the initial development of the parcel and were originally drainage swales abutting the access drives and site parking on the property. Over time, pioneer species as well as wetland vegetation grew into these swales, however no lignin-based plants succeeded.

The proposed site plan reflects the intent to maintain hydrology as well as groundwater recharge on the site, which will be accomplished through stormwater managment features. Additionally, these features will sequester water and allow for increased stormwater runoff capture, erosion control, pollution prevention, as well as protection of local ecosystems and natural aquifers.

lrn@des.nh.gov or (603) 271-2147

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Identify the type of jurisdictional resources to be impacted and the area of impact in square feet and/or linear feet:
 The proposed project will permanently impact approximately 2,652 SF of emergent wetlands. These wetlands are derived from anthropogenic factors and are not natural features to the landscape as they were originally drainage swales.

Not applicable)

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

ADDRESS: 131 Portsmouth Avenue

TOWN/CITY: Exeter

TAX MAP/LOT NUMBER: Tax Map 52 Lot 112 - A

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

N/A

LATITUDE/LONGITUDE in decimal degrees (to five decimal places): 42.98768° North

70.93033° West

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

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

NAME: Wakefield Thermal (c/o Matt Van Zile)

MAILING ADDRESS: 120 Northwest Blvd.

TOWN/CITY: Nashua

STATE: NH

ZIP CODE: 03063

PHONE: N/A

EMAIL ADDRESS (OPTIONAL): mvanzile@wakefield-vette.com

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

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

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

NAME: TFMoran, Inc. c/o Thomas C. Burns, P.E.

MAILING ADDRESS: 48 Constitution Drive

TOWN/CITY: Bedford

STATE: NH

ZIP CODE: 03110

PHONE: (603)472-4488

EMAIL ADDRESS (OPTIONAL): tburns@tfmoran.com

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

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

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

NAME: NH Exeter Properties, LLC (c/o Matt Van Zile)

MAILING ADDRESS: 70 W. Madison St, Suite 5600

TOWN/CITY: Chicago STATE: IL ZIP CODE: 60602

PHONE: N/A EMAIL ADDRESS (OPTIONAL): mvanzile@wakefield-vette.com

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

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

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


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

Initial each box below to certify:


Initials: TCB MVZ [Redacted]	The proposed project meets the conditions and limits of the applicable minimum impact project rule.
Initials: TCB MVZ [Redacted]	All abutters have been notified.
Initials: TCB MVZ [Redacted]	If the project is to repair or replace a docking structure, the docking structure is an existing legal structure. <input checked="" type="checkbox"/> N/A
Initials: TCB MVZ [Redacted]	The proposal is the alternative with the least adverse impact to jurisdictional areas, as required by Env-Wt 310.01(d)(4).
Initials: TCB MVZ [Redacted]	The project is not an after-the-fact application.
Initials: TCB MVZ [Redacted]	The project is: <ul style="list-style-type: none"> • Not located in a PRA, or • Is located in a PRA but is subject to a classification adjustment under Env-Wt 407.02 or a project-type exception under Env-Wt 407.04.
Initials: TCB MVZ [Redacted]	The applicant is aware of the limits of the EXP and understands and will comply with all conditions in the EXP and all applicable conditions in Env-Wt 307.

Initials: TCB MVZ _____	To the best of the signer's knowledge and belief, all required notifications have been provided.
Initials: TCB MVZ _____	The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.
Initials: TCB MVZ _____	The signer understands that: <ul style="list-style-type: none"> • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. • The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641. • The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II.
Initials: TCB MVZ _____	If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.

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

 <p> <small>Digitally signed by Matt Van Zile DN: cn=Matt Van Zile, gn=Matt Van Zile, c=US, United States, l=US, United States, ou=Wakefield Thermal Solutions, email=mvanzile@wakefieldthermal.com Date: 2023.02.10 15:00:05-05'00'</small> </p>	PRINT NAME LEGIBLY: Matt Van Zile	DATE: 2/10/2023
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*Note: If the applicant is not the owner of the property, each property owner also shall sign and date the application provided that property owner signatures shall not be required for transportation projects adjacent to existing rights-of-way where an easement will be obtained prior to the start of construction (Env-Wt 311.11(d)). Check the following box if your project meets this exception: .

SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): _____	PRINT NAME LEGIBLY: _____	DATE: _____
SIGNATURE (PROPERTY OWNER, IF APPLICABLE):  _____	PRINT NAME LEGIBLY: THOMAS C. BURNS, P.E./TFMORAN, INC.	DATE: 2/10/23

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

The signed statement from the Conservation Commission may be submitted electronically.
 The signature below certifies that the municipal Conservation Commission or, if there is no conservation commission, the local governing body, has reviewed this application and the municipality waives its right to intervene on the project, per RSA 482-A:11.

AUTHORIZED COMMISSION SIGNATURE: _____	PRINT NAME LEGIBLY: _____	DATE: _____
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SECTION 12 - LOCAL RIVER MANAGEMENT ADVISORY COMMITTEE SIGNATURE (Env-Wt 310.01(i))**		
The signature below certifies that the LAC waives its right to intervene per RSA 482-A:11: (<input checked="" type="checkbox"/> N/A This project is not within a Designated River Corridor)		
AUTHORIZED LAC REPRESENTATIVE SIGNATURE: _____	PRINT NAME LEGIBLY: _____	DATE: _____

**Note: If the application is administratively complete, except for the signed statement from the Conservation Commission and/or LAC, the application will be processed under the application processing times established in RSA 482-A:3, XIV (Env-Wt 310.02(h)). The applicant may also indicate that they are applying for a minimum impact application under standard processing timelines.

SECTION 14 - TOWN / CITY CLERK SIGNATURE (Env-Wt 310.01(f))	
As required by RSA 482-A:3, I(a)(1), I hereby certify that the municipality has received four copies of the application, including all attachments.	
TOWN/CITY CLERK SIGNATURE: _____	PRINT NAME LEGIBLY: _____
TOWN/CITY: _____	DATE: _____

DIRECTIONS FOR TOWN/CITY CLERK:

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

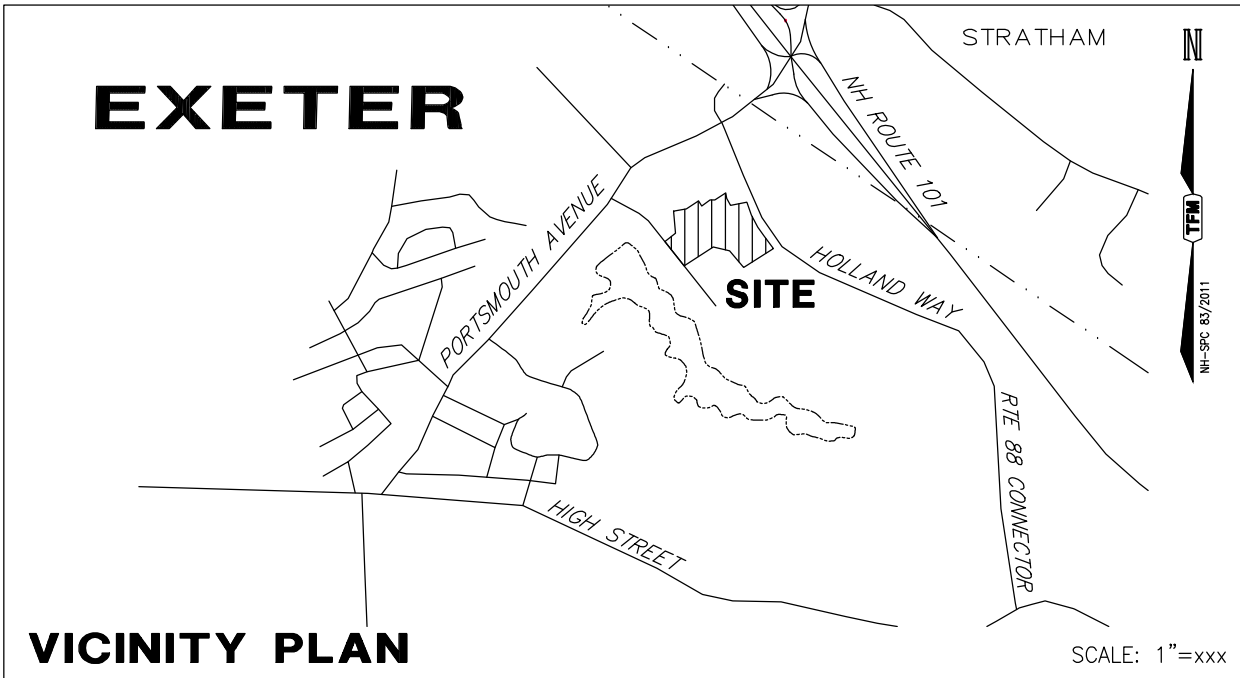
1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
3. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board.
4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

Submit the single, original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page.

LEGEND

VERTICAL GRANITE CURB	VGC	WATER GATE	
VERTICAL CONCRETE CURB	VCC	UTILITY POLE	
EDGE OF PAVEMENT	EOP	GAS VALVE	
SIGN	S	LIGHT POLE	
GUY ANCHOR	GA	HYDRANT	
SEWER LINE	S	ELECTRIC PULLBOX	
SEWER FORCE MAIN	FM	CONCRETE SURFACE	
WATER LINE	W	DECIDUOUS TREE	
DRAIN LINE	D	CONIFEROUS TREE	
GAS LINE	G	BOUND	
OVERHEAD UTILITIES	OHW	DRILL HOLE	
U.G. ELEC., TEL., & CABLE	UGETC	IRON PIN	
SEWER MANHOLE	SMH	DRAIN MANHOLE	
CATCH BASIN	CB	IRRIGATION CONTROL VALVE	



NOTES

- OWNER OF RECORD: MAP 52 LOT 112A
NH EXETER PROPERTIES, LLC
70 W. MADISON ST., SUITE 5600
CHICAGO, IL 60602
DEED REFERENCE TO PARCEL IS BK 6448 PG. 421
AREA OF PARCEL = 393,194 S.F. OR 9.026 ACRES.
- 52-112A INDICATES TAX MAP AND LOT NUMBER.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE AREAS OF WETLAND IMPACTS AS PART OF A PROPOSED EXPANSION OF THE EXISTING BUILDING, PARKING AREAS AND CIRCULATION ROUTES.
- CURRENT ZONING IS C-2 & CT
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM LOT FRONTAGE: 150 FT.
MINIMUM WIDTH: 150 FT. MINIMUM LOT DEPTH: 100 FT.
MINIMUM BUILDING SETBACKS: FRONT=50 FT., SIDE=20 FT., REAR=50 FT.
CT
MINIMUM LOT SIZE: 4 ACRES
MINIMUM LOT FRONTAGE: 400 FT.
MINIMUM WIDTH: 400 FT. MINIMUM LOT DEPTH: 400 FT.
MINIMUM BUILDING SETBACKS: FRONT=75 FT., SIDE=50 FT., REAR=50 FT.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER: 33015C0406E, EFFECTIVE DATE: 05-17-2005, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- HORIZONTAL DATUM IS NH-SPC 83.
VERTICAL DATUM IS: NAVD83.
BENCHMARKS SET: AS NOTED
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE XX COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) MAY DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. IF MORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- BOUNDARY INFORMATION IS TAKEN FROM REFERENCE PLAN 1.
- EXISTING CONDITIONS SHOWN ARE BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE AND IS AUGMENTED BY DATA OBTAINED FROM DOUCET SURVEY, INC. OF NEWMARKET, NEW HAMPSHIRE.

REFERENCE PLANS

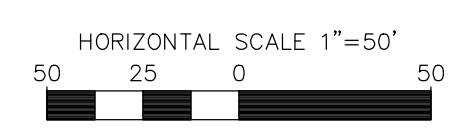
- SUBDIVISION PLAN OF LAND FOR 131 PORTSMOUTH AVE, LLC OF TAX MAP 52 LOT 112, DATED OCTOBER 4, 2022, PREPARED BY DOUCET SURVEY LLC. (RCRD PLAN NO. 43579)
- EASEMENT PLAN OF TAX MAP 52 LOT 112A & TAX MAP 52 LOT 112B FOR 131 PORTSMOUTH AVE LLC, DATED SEPTEMBER 14, 2022, PREPARED BY DOUCET SURVEY LLC. (RCRD PLAN NO. 43581)

SITE DEVELOPMENT PLANS

TAX MAP 52 LOT 112A
WETLAND IMPACT PLAN
WAKEFIELD THERMAL
131 PORTSMOUTH AVE. EXETER NH
OWNED BY
NH EXETER PROPERTIES, LLC
PREPARED FOR
WAKEFIELD THERMAL

SCALE: 1"=50' (22"X34") **FEBRUARY 10, 2023**

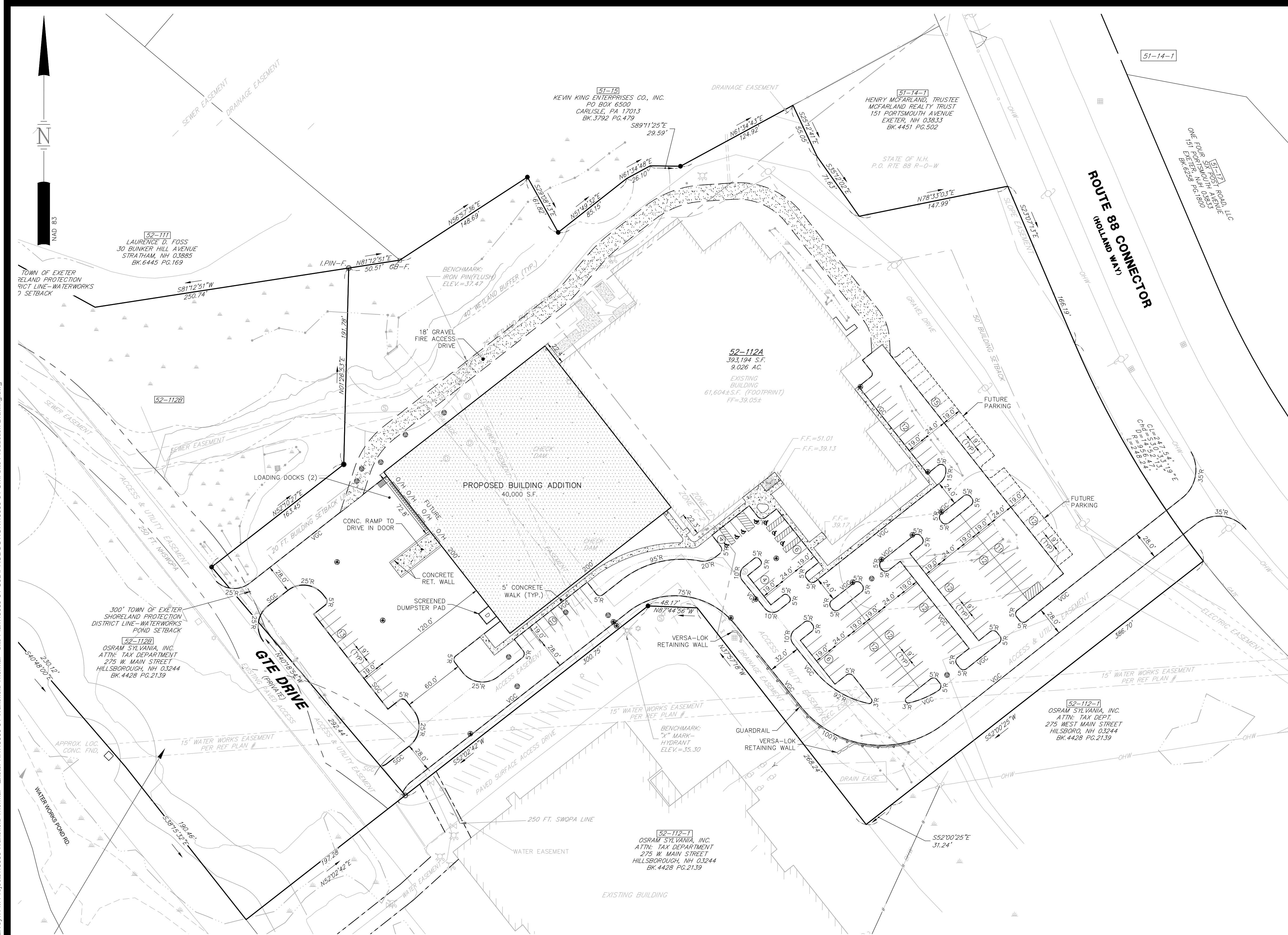
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48 Constitution Drive, Bedford, N.H. 03110
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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



REV	DATE	DESCRIPTION	DR	CK

	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com
	45659-51 DR - FB CK TCB CADFILE	45659-51 CIVIL SITE

Feb 17, 2023 - 10:19am W:\TFM-BEDFORD\Projects\Civil-Survey\TFM Projects\45659 Wakefield Thermal - Exeter NH\45659-51 C3D\PRODUCTION\45659-51 Civil Site Production Drawing.dwg



- ### SITE DATA
- OWNER OF RECORD OF MAP 52 LOT 112A: NH EXETER PROPERTIES, LLC, 70 W. MADISON ST., SUITE 5600, CHICAGO, ILLINOIS 60602.
DEED REFERENCE TO PARCEL IS BK 6448 PG 421
AREA OF PARCEL = 9.026± ACRES
 - ZONED: CORPORATE TECHNOLOGY PARK (CT) & HIGHWAY COMMERCIAL (C-2)
 - EXISTING/PROPOSED USE: WAREHOUSE/MANUFACTURING
 - THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 40,000 SF ADDITION TO THE EXISTING WAREHOUSE/MANUFACTURING BUILDING, EXPANDED PARKING AND LOADING AREAS AND ASSOCIATED SITE IMPROVEMENTS.
 - TYPICAL HOURS OF OPERATION: 7 AM TO 7 PM.
 - DIMENSIONAL REQUIREMENTS (CURRENT ZONING)

	REQUIRED	PROVIDED
LOT SIZE:	CT/C-2	C-2
BUILDING SETBACKS:	4 AC./20,000 SF	9.026 AC.
FRONT:	400'/150'	413±'
FRONT SETBACKS:	75'/50'	197'
SIDE:	50'/20'	39'
REAR:	50'/50'	180'
BUILDING HEIGHT:	50'/35'	>35'
BUILDING COVERAGE:	20%/30%	25.6%
OPEN SPACE:	35%/15%	41%
 - PARKING REQUIREMENTS
REQUIRED: MANUFACTURING: 1 SP. EMPLOYEE ON LARGEST SHIFT (150 EMPL.) = 150 SPACES
PROPOSED: 153 SPACES, INC. 7 ACCESSIBLE (27 FUTURE)
 - EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF EXETER, NEW HAMPSHIRE, COMMUNITY PANEL NUMBER 33015C046E, EFFECTIVE DATE: 5-17-2005, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
 - THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
 - WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REDUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
 - THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
 - LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE EXETER ZONING ORDINANCE AND SITE PLAN REGULATIONS.
 - SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS. NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
 - ALL WORK IS TO CONFORM TO CITY OF MANCHESTER DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
 - IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
 - IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
 - THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
 - TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.

SITE DEVELOPMENT PLANS
 TAX MAP 52 LOT 112A
SITE LAYOUT PLAN
WAKEFIELD THERMAL
131 PORTSMOUTH AVE. EXETER NH
 OWNED BY
NH EXETER PROPERTIES, LLC
 PREPARED FOR
WAKEFIELD THERMAL

SCALE: 1"=50' (22"X34") **FEBRUARY 10, 2023**

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 48 Constitution Drive, Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

CONTACT THE SALES DEPARTMENT 24 HOURS PRIOR TO CONSTRUCTION

HORIZONTAL SCALE 1"=50'

REV	DATE	DESCRIPTION	DR	CK

	Civil Engineers	48 Constitution Drive
	Structural Engineers	Bedford, NH 03110
	Traffic Engineers	Phone (603) 472-4488
	Land Surveyors	Fax (603) 472-9747
	Landscape Architects	www.tfmoran.com
	Scientists	

FILE: 45659-51 DR - FB
 CK: TCB CAD: 45659-51 CIVIL SITE PRODUCTION DRAWING C-4

Feb 17, 2023 - 10:20am W:\TFM-BEDFORD\Projects\Civil-Survey\TFM Projects\45659-Wakefield Thermal - Exeter NH\45659-51 Wakefield Thermal - Site Plan\45659-51 C3D\PRODUCTION\45659-51 Civil Site Production Drawing.dwg



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists



45659.51

February 14, 2023

**Re: Areas Not Jurisdictional Under the Wetlands Conservation Overlay District – 131
 Portsmouth Ave – Wakefield Thermal**

Town of Exeter
 Planning Board and Conservation Commission
 10 Front Street
 Exeter, NH 03833

To Whom It May Concern:

This letter is in reference to the aforementioned property, more specifically referenced on the Town of Exeter Assessor Map as Tax Map: 52, Lot: 112A. On July 27, 2022, we assessed the property for the presence of wetlands as defined within the Town of Exeter Zoning Ordinance, more specifically defined within Article 2.2.86 and as defined within NH Wetlands Law, RSA 482-A:2 and the associated Administrative Rules, specifically, Env-Wt 406. On December 5, 2022, we returned to the site and delineated the wetlands.

As a result of our field inspection and subsequent formal delineations, we determined that while the wet areas on the property are jurisdictional under NH Wetlands Law, they are not areas jurisdictional under the Article 9 of the Town of Exeter Wetland Conservation District. Specifically, under Article 9.1.3.D, man made drainage structures, detention ponds and drainage swales are not part of the Wetlands Protection Overlay District.

We have included a photo exhibit and photo orientation key for your review that depict these man-made systems. Should you have any questions, you're welcome to contact me anytime.

Respectfully,
TFMoran, Inc.

Jason Aube

Jay Aube
 Certified Wetland Scientist #313





Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

NEW HAMPSHIRE
200

45659.50

Photo Exhibit

Date of Inspection: July 27, 2022

Property Location: 131 Portsmouth Ave, Exeter, NH – Tax Map: 52, Lot: 112A



Photo: 1 – Low functioning, low value resource below utility lines.



Photo: 2 – Low functioning, low value resource below utility lines.

TFMoran, Inc.
 48 Constitution Drive, Bedford, NH 03110
 T(603) 472-4488 www.tfmoran.com



TFMoran, Inc. Seacoast Division
 170 Commerce Way—Suite 102, Portsmouth, NH 03801
 T(603) 431-2222



Photo: 3 – Low functioning, low value ditched area at toe of slope with invasive species.



Photo: 4 – Low functioning, low value ditched area at toe of slope with invasive species.



Photo: 5 – Detention-pond and outflow structure



Photo: 6 – Detention-pond with invasive species.



Photo: 7 – Detention-pond with invasive species.



Photo: 8 – Roadside ditch diverting sheet flow to the detention-pond.



Photo: 9 – Roadside ditch diverting sheet flow to the detention-pond. Invasive species present.

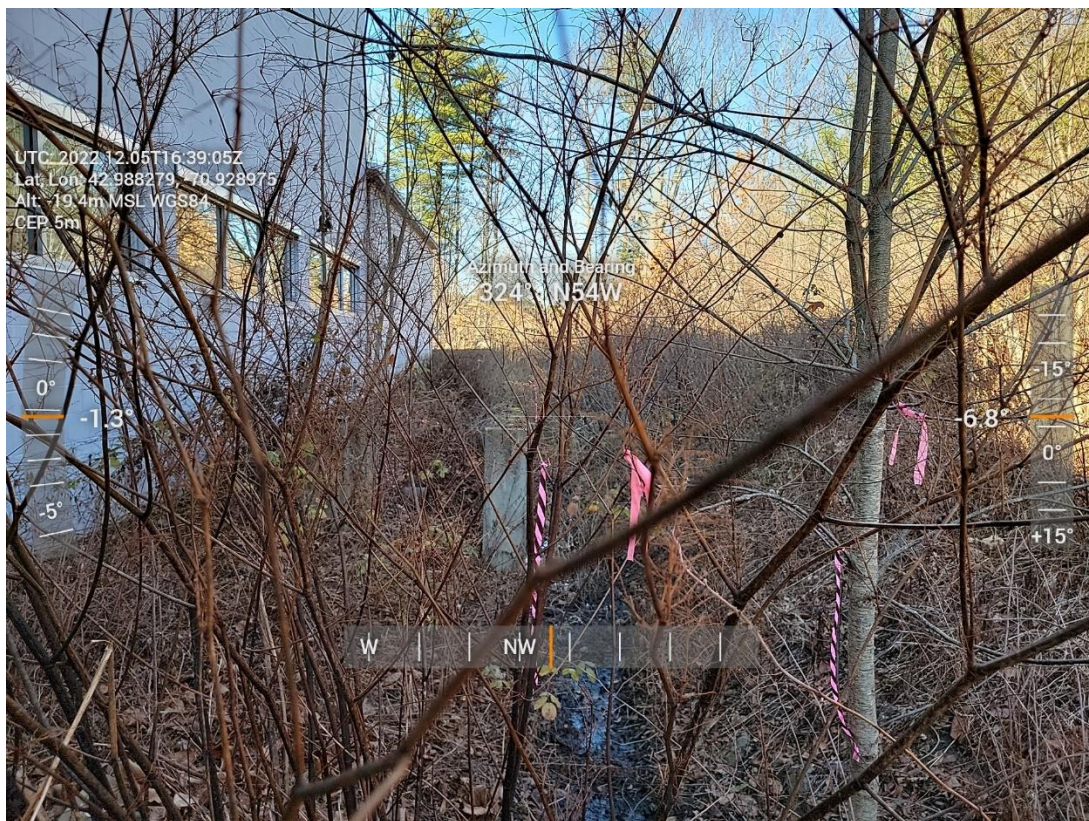
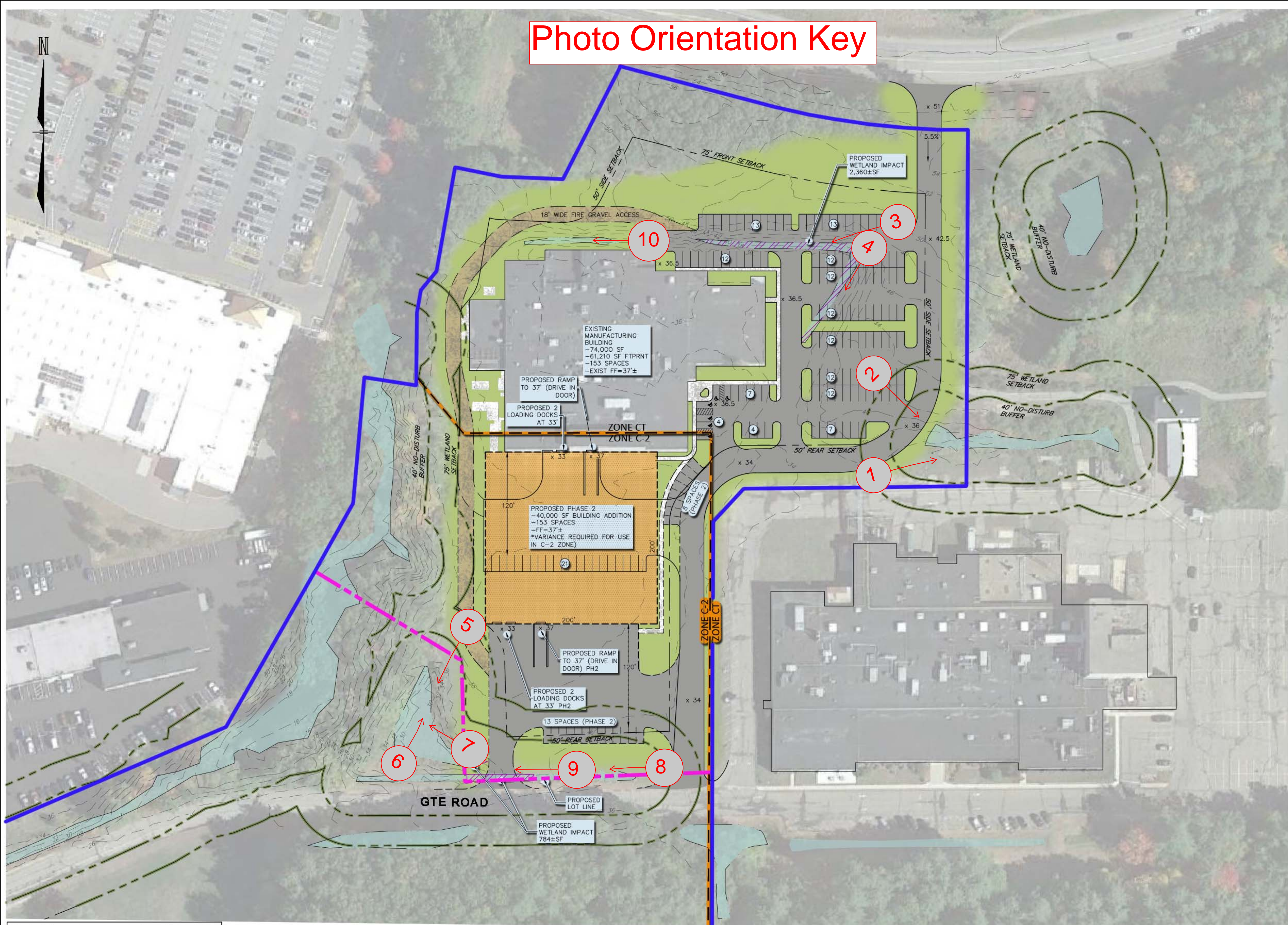


Photo: 10 – Ditch adjacent to existing structure.

Photo Orientation Key



REFERENCE PLANS

1. ALJA/NEP/SALMAN/SPELE/SURVEY/EOB/RI/HE FOR/BOS/BOE/06 QSMAN 05/10/2018M INSL/VAGU/EN/COB/06/05/2018MUTH (W/ES)M/OL/DA/WAY/BO/GR/DE W/OT EX/ED/RE N/61 EXETER, NH. DATED OCTOBER 2019, BY DOUCET SURVEY LLC. JOB NUMBER 6088.

NOTES

- CURRENT ZONING IS CORPORATE TECHNOLOGY PARK (CT) & HIGHWAY COMMERCIAL (C-2) ZONING DISTRICTS.

	REQUIRED CT/C-2	PROVIDED CT (MORE RESTRICTIVE ZONE)
MIN. LOT SIZE:	4 AC./20,000 SF	9.0± AC.
MIN. LOT FRONTAGE:	400'/150'	413±'
MIN. BUILDING SETBACKS:		
FRONT	75'/50'	195.4'
SIDE	50'/20'	51'
REAR	50'/50'	175'
MAX. BUILDING HEIGHT:	50'/35'	TDB
MAX. BUILDING COVERAGE:	20%/30%	25.6% *VARIANCE REQUIRED (PH. 2)
MIN. OPEN SPACE:	35%/15%	41%
WETLAND SETBACK:	75'	<75' *VARIANCE REQUIRED
- PARKING CALCULATIONS: REQUIRED: MANUFACTURING: 1 SP. EMPLOYEE ON LARGEST SHIFT (150 EML) = 150 SPACES (ASSUMED) PROPOSED: 153 SPACES
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING SERVICES:

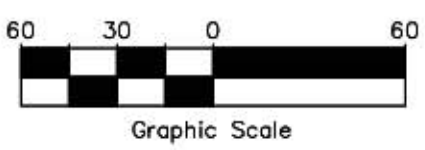
DRAINAGE:	PRIVATE
SEWER:	MUNICIPAL
WATER:	MUNICIPAL
GAS:	LIBERTY UTILITIES
ELECTRIC:	EVERSOURCE
TELEPHONE:	CONSOLIDATED
CABLE:	COMCAST
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF EXETER, NEW HAMPSHIRE, COMMUNITY PANEL NUMBER 330150046, EFFECTIVE DATE: 5-17-2005, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- WETLAND IMPACTS WILL REQUIRE AN APPLICATION TO NHDES WETLANDS BUREAU AND A VARIANCE FROM THE TOWN ZONING BOARD OF ADJUSTMENTS. OBTAINING THESE PERMITS WILL DEPEND ON THE WETLAND FUNCTION AND VALUES, AND SENSITIVITY OF THE PROJECT.
- TESTING FOR SUITABLE AREAS FOR SEPTIC SYSTEMS AND WELLS WILL BE REQUIRED TO CONFIRM THAT SERVICES CAN BE PROVIDED ON SITE, AND/OR AVAILABLE MUNICIPAL SEWER AND WATER CAPACITY WILL NEED TO BE VERIFIED DURING THE DESIGN PROCESS.
- SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN ARE THOSE WHICH IDENTIFIED BASED ON DATA USED IN CONCEPTUAL DESIGN. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH DEED RESEARCH AND A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
- A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ENVELOPE AND SITE LAYOUT.
- INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFMORAN INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES.

This plan is for conceptual purposes only. It is not necessarily the result of a complete on-site survey, nor is it intended for construction uses. Locations of boundaries and wetlands are approximate, and not necessarily correct or accurate. Compliance with current regulations must be verified.

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 52 LOT 112
CONCEPTUAL SITE PLAN 'A'
 131 PORTSMOUTH AVE.
 EXETER, NH
 OWNED BY
 131 PORTSMOUTH AVE LLC
 PREPARED FOR
WAKEFIELD THERMAL

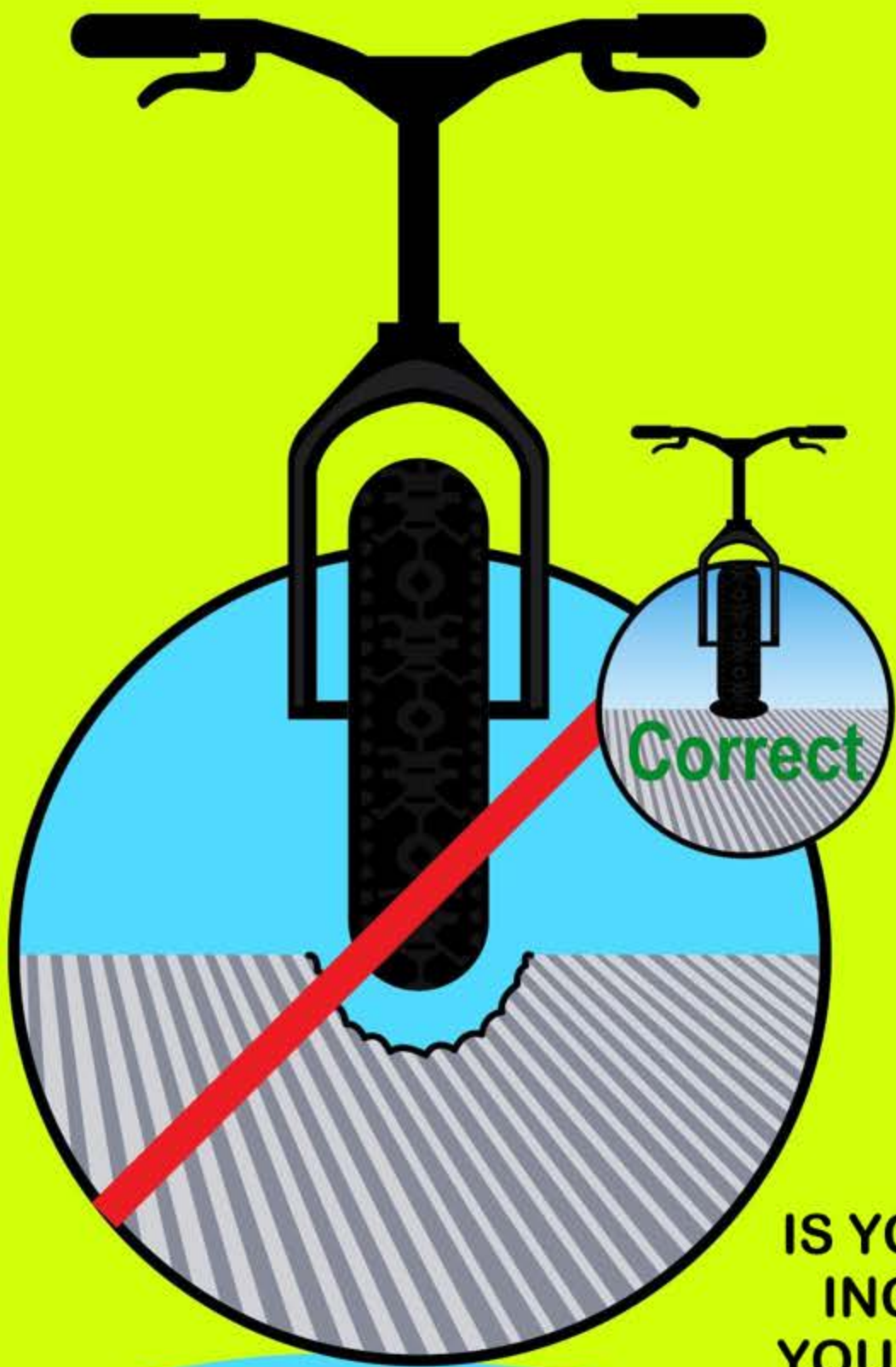
SCALE: 1"=60' JULY 15, 2022

	Civil Engineers	48 Constitution Drive
	Structural Engineers	Bedford, NH 03110
	Traffic Engineers	Phone (603) 472-4488
	Land Surveyors	Fax (603) 472-9747
	Landscape Architects	www.tfmoran.com
	Scientists	
FILE	DR MSK FB	CONCEPT A
	CK RED CADFILE	BUS. DEVEL.

GROOMED TRAIL USE ETIQUETTE

THINK BEFORE YOU

SINK



STOP!

IS YOUR TIRE OR FOOT SINKING MORE THAN 1 INCH DEEP? PLEASE CONSIDER LOWERING YOUR TIRE PRESSURE OR USING SNOWSHOES OR SKIS.

Please be considerate to others using this trail.
Don't create lasting divots and ruts.



US Army Corps
of Engineers®

Help us maintain this trail system by joining
Central New Hampshire NEMBA.

Thank You!



Exeter Conservation Commission
December 13, 2022
Nowak Room
Exeter Town Offices
10 Front Street
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, Nick Champion, Kyle Welch, Don Clement, Alternate (electronically), Bill Campbell (electronically) and Nancy Belanger, Select Board Representative

Staff Present: Kristen Murphy, Conservation & Sustainability Planner

Mr. Koff called the meeting to order at 7:00 PM.

2. Non-Public Session pursuant to 91-A:3(II)(d) consideration of the acquisition, sale, or lease of real property

MOTION: By Roll Call Mr. Koff motioned to go into non-public session pursuant to 91-A:3(II)(d) consideration of the acquisition, sale, or lease of real property. Mr. Mattera seconded the motion. A roll call vote was taken: Mr. Welch voted aye, Mr. Koff voted aye, Mr. Mattera voted aye, Mr. Champion voted aye and Mr. Short voted aye. The motion passed 5-0-0.

The meeting room was closed to the public at 7:03 PM.

The meeting room was reopened to the public at 7:50 PM.

MOTION: By Roll Call Mr. Koff motioned to seal the minutes of the non-public session noting that divulgence would render action ineffective. Mr. Mattera seconded the motion. A roll call vote was taken: Mr. Welch voted aye, Mr. Koff voted aye, Mr. Mattera voted aye, Mr. Champion voted aye and Mr. Short voted aye. The motion passed 5-0-0.

3. Public Comment

Mr. Koff asked if there were any questions or comments from the public related to non-agenda matters and there were none.

43 **Action Items**

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84

1. Conceptual discussion for the construction of a parking lot and new building for the Volvo Dealership on Portsmouth Avenue
Tax Map Lot 52-108, 54-3-4-1 and 54-3-3
(Cindy Balcius, Stoney Ridge Environmental, Daniel Enxing)

Cindy Balcius of Stoney Ridge Environmental presented the conceptual discussion on behalf of the Volvo Dealership on Portsmouth Avenue. She indicated Daniel Enxing was also present and Jonathan Smith from Warren Street Architects.

Ms. Balcius posted the draft plan and pointed out the location showing McDonalds to the east. She indicated there was a new delineation in 2021 which was reviewed and assumed as she felt it fairly accurately represented the delineation, although she noted the area is wetter than it once was. Looking back 20 years there appears to be more water discharging into that system.

Ms. Balcius indicated the Dealership would like to add more service bays and parking for a new dealership for electric cars in the future. She noted the Dealership would be pushed to the front and 34,520 SF of wetland impact is proposed. She noted they have met with the DES Wetland Bureau and discussed mitigation which could be in the form of a fee. She noted the front wetland is semi seasonally saturated with a lot of invasive species and surrounded on three sides by development. There are no functions other than sediment and toxic retention although not designed for that. There is a slight slope as it drains off back and a scrub shrub wetland with evidence of past ditching. The back is dense and also has a lot of invasives, but the diversity is of more value and the prime wetlands have high functions and value. She described the rear of the parcel as an emergent intertidal marsh wetland with sand, gravel and very fine silts. She noted the functions and values assessment has six principal functions and three other functions. This system is of high value to the Town of Exeter.

Mr. Koff indicated there is a lot of direct wetland impact proposed and a lot of parking. He questioned the stormwater management and asked if there was anything going in between the two lots or if they were considered separate and if there was a reason they were not connected. Ms. Balcius indicated the elevation in this area is lower, a steep slope and they propose to use a 20' retaining wall probably connected to the new dealership. Ms. Balcius estimated better infiltration with fill as the existing soils are not conducive to infiltration.

Mr. Clement asked how much of the buffer would be impacted and Ms. Balcius indicated she did not have that information yet. Mr. Clement noted that information would be very important as there are very sensitive, high value, wetlands and need to protect the water quality of the Squamscott, especially from nitrogen. He noted 20' of fill is significant and would impact the entire wetland structure.

85 Ms. Balcius noted she looked at functions and values and staying away from the larger system,
86 compensating with mitigation and trying not to use upland. She noted the increased impact to the
87 lower wetlands would serve to protect the higher value wetland in the back in this commercial zone.
88

89 Mr. Mattera indicated the design is shocking, to be blunt and asked if they had looked at sea level
90 rise scenarios. Ms. Balcius noted they looked at 2050 with 2' increase. Mr. Mattera indicated the
91 wall proposed would be in the path of migration. Ms. Balcius did not agree that the wall would be
92 stopping migration. Mr. Mattera asked about cutting down the area between.
93

94 Mr. Koff asked about the justification for the volume and layout of parking and what could be done
95 to maximize existing parking there and bringing the wall closer to Portsmouth Avenue. Mr. Koff
96 referenced the dealership across the street who had come in and they figured out they did not need
97 access all the time and found an alternative arrangement.
98

99 Ms. Balcius noted she is required to have discussions with the Town about mitigation and met with
100 the Planner. She asked if there were any projects. Mr. Clement felt it was premature to discuss
101 mitigation. Ms. Balcius noted an example of culverts done in Alton under the DES ARM Fund. Mr.
102 Koff agreed in the past they weren't ready and the opportunity for projects passed, and they went
103 with the fee. Mr. Koff indicated he had serious concerns about this.
104

105 2. Deliberative Session CIP Discussion

106

107 Ms. Murphy indicated Deliberative Session is on February 4th for the Warrant Article. Ms. Belanger
108 noted the Select Board would be reviewing the CIP with the Budget Review Committee mid January.
109 Ms. Belanger indicated presenting would have more impact at the Select Board meeting as not
110 much could be changed about the Warrant Article at Deliberative Session. Mr. Koff indicated he and
111 Ms. Murphy and Mr. Mattera would help. Mr. Campion indicated he could present at the
112 Deliberative Session.
113

114 Ms. Belanger noted the All-Boards Meeting would be on February 8th at 6 or 7 PM. She noted goals
115 would be due June 1st.
116

117 Ms. Belanger recommended getting in touch with the Select Board Chair, Niko Papakonstantis who
118 would be putting the agenda together.
119

120 3. End of Year Expenditures

121

122 a. \$300 from Dues

123

124 Ms. Murphy indicated there are \$300 remaining in the budget for dues which could be \$150 for
125 ESRLAC, and \$150 to SELT; or \$100 to ESRLAC, \$100 to SELT and \$100 to LRAC.
126

127 MOTION: Mr. Koff motioned to approve \$100 in dues to each of ESRLAC, SELT and LRAC. Mr.
128 Mattera seconded the motion. A vote was taken, Mr. Clement and Mr. Campbell abstained. The
129 motion passed 4-0-2.

130
131 b. \$1,500 for signage

132
133 Ms. Murphy indicated the cost of the proposed signage for:

- 134
135 i. Grisetto-Mendez is \$250 for the sign up to \$500 for the kiosk with Parks & Recreation to
136 contribute half;
137 ii. Smith Page \$250
138 iii. Oaklands \$250
139 iv. Henderson Swasey \$250

140
141 She noted Smith Page is not required to have an identifier but he LWCF sign is required and the post
142 would also be replaced.

143
144 Ms. Murphy posted pictures of the signs. She noted Brickyard is on page 29 and would be in the
145 parking area. She sent a copy to Mr. Grisetto to review, and he made comments about stop signs,
146 trail being opened during daylight which she recommended appear at the bottom of the sign. She
147 recommended deleting beavers from wildlife that may be seen and noted trapping requires
148 approval of the Board. Mr. Grisetto recommended replacing “contiguous” with “adjacent.”

149
150 The Commission discussed the trails on private property and whether they should be part of the
151 map and adding reference to Open Street map or a QR Code to the Town website. Mr. Welch noted
152 he did not see a kiosk on the red loop.

153
154 Mr. Koff noted the sign for Henderson Swasey would be on the Trestle lot and Oaklands would be
155 on the Newfields Road lot.

156
157 MOTION: Mr. Koff motioned to approve up to \$1,500 for the signs/kiosk to come from the
158 Conservation Land Management fund. Mr. Mattera seconded the motion. A vote was taken, all
159 were in favor, the motion passed unanimously.

160
161 Mr. Clement indicated he had to sign off due to a low battery at 8:57 PM.

162
163 4. Committee Reports

164
165 a. Property Management

166
167 Ms. Murphy noted the contract for Raynes Barn repairs was signed by the Select Board yesterday
168 and the contractor will be signing it tomorrow. Staging will be ready now and work can get going
169 before winter. She is discussing the grant with L-Chip. The second phase could be the stairway or
170 fire suppression.

171 b. Trails
172
173 c. Outreach Events
174
175 The full moon snowshoe event could be held in February or March. Mr. Welch recommended
176 waiting to announce a date until they see how much snow will be on the ground.
177
178 Ms. Murphy noted there could be Open Barn Day at Raynes depending on when the work is being
179 done.
180
181 d. Other Committee Reports (River Study, Sustainability, Energy/CPAC, Tree)
182
183 Ms. Murphy noted the Sustainability Committee is working on the Article for single-use plastics but
184 there are concerns with economic impacts.
185
186 Ms. Murphy noted the Energy Committee is giving a talk on net zero buildings at the Public Safety
187 Complex.
188
189 5. Approval of Minutes – November 8, 2022 Meeting
190
191 Mr. Mattera recommended edits.
192
193 MOTION: Mr. Koff motioned to approve the November 8, 2022 meeting minutes as amended. Mr.
194 Mattera seconded the motion. A vote was taken, Mr. Mattera abstained. The motion passed 4-0-1.
195
196 6. Correspondence
197
198 7. Other Business
199
200 i. NHACC Workshops
201
202 Ms. Murphy reported the NHACC is hosting a seven series workshop on wetland education.
203 Some of the topics are functions and values, reading plans and effective recommendations.
204 There would be five virtual workshops and two in person.
205
206 ii. Appraisal
207
208 MOTION: Mr. Koff motioned to approve up to \$2,000 from the Conservation fund for the real
209 estate appraisal contingent upon the other entity’s involvement in the project. Mr. Short
210 seconded the motion. A vote was taken, all were in favor, the motion passed unanimously 5-0-
211 0.
212
213 8. Next Meeting: Date Scheduled (1/13/22), Submission Deadline (12/2/22)
214

215 8. Adjournment

216

217 MOTION: Mr. Koff moved to adjourn the meeting at 9:25 PM seconded by Mr. Short. A vote was
218 taken, all were in favor, the motion passed unanimously.

219

220 Respectfully submitted,

221

222 Daniel Hoijer, Recording Secretary

223 Via Exeter TV

224 Zoom 881 0474 0927

Exeter Conservation Commission
January 10, 2023
Nowak Room
Exeter Town Offices
10 Front Street
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, Connor Madison, Kyle Welch, Dave Short and Nancy Belanger, Select Board Representative

Staff Present: Kristen Murphy, Conservation & Sustainability Planner

Mr. Koff called the meeting to order at 7:00 PM.

2. Public Comment

Mr. Koff asked if there were any questions or comments from the public related to non-agenda matters and there were none.

Action Items

1. Update on Presentation to Select Board regarding CIP project

Mr. Koff reported there was a presentation last night at the Select Board meeting regarding the Commission's \$50,000 request and he and Kristen Murphy and Trevor Mattera were there. They provided a short summary, values of conservation land, goals and types, priority focus areas and fees.

2. Committee Reports

a. Property Management

i. Raynes

Ms. Murphy reported the contract was executed with Mr. Bedard and he will purchase material and being to pre-prime for construction in spring. She is waiting for the modification approval from L-Chip soon.

Ms. Murphy reported she checked on the barn after the big storm and a couple of windows had fallen in and DPW boarded them up.

44 Ms. Belanger asked if budget wise they would have enough for the project and Ms. Murphy
45 stated that while they have applied for the T-Mobile grant, if approved would cover what they
46 want to do but without would still address structural issues.

47

48 b. Trails

49

50 Mr. Short encouraged visitors to stay off trails as they are wet and muddy. He posted signs and has
51 some left. Mr. Welch reported cars being broken into in parking lots and recommended people lock
52 their cars and secure their valuables.

53

54 Ms. Murphy noted kiosk maps were ordered under last year's budget and a volunteer will replace
55 them when they come in.

56

57 Ms. Murphy reported Keith Whitehouse volunteered the labor to reshingle the kiosk at Henderson
58 Swasey and is looking just to be reimbursed for materials.

59

60 MOTION; Mr. Short motioned to reimburse Mr. Whitehouse for the materials for the kiosk roof, the
61 shingles in the amount of \$245. Mr. Mattera seconded the motion. A vote was taken, all were in
62 favor, the motion passed unanimously.

63

64 c. Outreach Events

65

66 Mr. Koff discussed the possibility of a snow shoe event if the weather cooperates, possibly in
67 February.

68

69 Ms. Murphy recommended doing another open barn day with hot chocolate.

70

71 Ms. Murphy reported Exeter will be sponsoring the butterfly monitoring program along with
72 another town two workshops of four will be hosted.

73

74 d. Other Committee Reports (River Study, Sustainability, Energy/CPAC, Tree)

75

76 Ms. Murphy noted the Sustainability Committee will be returning to the Select Board to try to
77 change their minds about having an ordinance instead of a policy on single use plastics.

78

79 Ms. Murphy noted the Energy Committee had a speaker from Clean Energy NH and is discussing
80 energy efficiency for the new safety complex with Mr. Sharples.

81

82 Ms. Belanger reported on the forum held by the Planning Board concerning the zoning
83 amendments. There are two public hearings coming on 1/13/23 and 1/26/23. Ms. Murphy will
84 present the flood plain ordinance amendment which changes the freeboard from 1' to 2' and
85 incentives for developing where to develop in town where there is already water and sewer. She
86 will find out more about changes to open space subdivisions.

87

88 Mr. Short asked if there would be any changes to Swasey and mentioned the amount of high
89 flooding they had during the pre-Christmas storm. Something should be put in the CIP to deal with
90 this in the future. Ms. Belanger will bring the matter back to the Select Board.

91
92 Mr. Koff noted the NH Coastal Adaptation group is hosting their annual King Tide Photo Contest on
93 January 21st. Ms. Murphy noted the winning photo receives a \$50 prize.

94
95 Ms. Murphy reported the Tree Committee is identifying ten more trees to label and working on a
96 monthly Facebook post. The arborist progress document is being filed for the requirement to be a
97 Tree City and there could be a growth award if going over and above. Mr. Short noted the volunteer
98 arborist day had a lot of man hours donated.

99

100 3. Approval of Minutes – December 12, 2022 Meeting - ***Tabled***

101

102 4. Correspondence

103

104 The Board discussed the email from Mr. Griset concerning beaver concerns, flooding and DES complaint
105 which Ms. Murphy could not verify was filed. Beaver control is the responsibility of the Select Board and
106 would be in the Little River area. Mr. Koff suggested responding in person.

107

108 5. Other Business

109

110 Mr. Koff noted there will be an event for private well workshop at 6:00 tomorrow at the High School and
111 anyone on a private well can get free sampling including PFAS which is a \$400 value. Another will be
112 coming up in Stratham.

113

114 Mr. Koff reported an All Boards meeting on February 8th at 6:00 PM. Ms. Belanger will get the agenda.

115

116 Mr. Koff noted Ms. Eberhardt is no renewing as she is over committed. Mr. Mattera will hopefully be
117 renewing his membership this year. There are two vacancies to fill if anyone is interested.

118

119 6. Next Meeting: Date Scheduled (2/14/22), Submission Deadline (2/3/23)

120

121 8. Adjournment

122

123 MOTION: Mr. Koff moved to adjourn the meeting at 8:05 PM seconded by Mr. Short. A vote was
124 taken, all were in favor, the motion passed unanimously.

125

126 Respectfully submitted,

127

128 Daniel Hoijer, Recording Secretary

129 Via Exeter TV

130 Zoom 881 0474 0927