



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, May 9th, 2023 at 7:00 P.M.**

Call to Order:

1. Introduction of Members Present
2. Welcome New Alternate Member Valorie Fanger
3. Public Comment

Action Items:

1. Draft conservation deed for the proposed conservation area associated with the Carlisle subdivision off Watson Road. (Barry Gier, Jones and Beach)
2. Pollinator Pathways Stepping Stones Seed Kit – Winner announcement
3. Alewife Festival – 5/13 10a-1p
4. SST Clean Up Morrissette – 5/10 7:50a - 10:50a
5. Exeter High School Trail Day (5/27 or 6/3, time TBD)
6. Committee Reports
 - a. Property Management
 - i. Raynes Repair progress update
 - ii. Mooseplate Grant
 - iii. Raynes Lease – Recommendation for Renewal
 - b. Trails
 - c. Outreach Events
 - i. [Earth Day Video Published](#)
 - ii. Spring Tree Report
 - iii. June 4th Orienteering Event Reminder – 10a-12p
 - d. Other Committee Reports (River Study, Sustainability, Energy/CPAC, Tree)
7. Approval of Minutes: February 21 and April 11, 2023 Meetings
8. Correspondence
9. Other Business
10. Next Meeting: Date Scheduled 6/13/23, Submission Deadline 6/2/23)

Andrew Koff

Exeter Conservation Commission

Posted May 5th, 2023 Exeter Town Website www.exeternh.gov and Town Office kiosk.

ZOOM Public Access Information:

Virtual Meetings can be watched on Ch 22 or Ch 98 and YouTube.

To access the meeting, click this link: <https://us02web.zoom.us/j/82225191205>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 822 2519 1205

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: May 5th, 2023
To: Conservation Commission Board Members
From: Kristen Murphy, Natural Resource Planner
Subject: May 9th Conservation Commission Meeting

Note: Though we typically elect officers in May, Trevor will be out so we will do it in June this year.

Carlisle Conservation Deed

As you may remember the Carlisle subdivision on Watson Road included the conveyance of 76 acres of undeveloped land to the Town for ownership, under your management and oversight. Language in the deed seems typical to other deeds you have accepted. I do call attention to a few items of note:

2D affords for the ability to install a footpath connection from the 20' wide open space access easement indicated on the plan to the existing woods road.

2L which among other restrictions limits use to non-wheeled access.

3A&B include the right to install and maintain the stormwater infrastructure that is within the conservation area as indicated on the plans.

I raise these only for your awareness and not out of any concern for the language. Should you feel the deed accurately reflects the conservation intent you originally felt was needed, in order for the Select Board to execute the deed, they will want to see a recommendation from this board. I have drafted a suggested motion below

Suggested Motion:

_____ We reviewed this deed with conservation restrictions and subject to legal counsel review, recommend the Select Board accept the deed (as presented)(as amended).

Pollinator Pathways Stepping Stone Seed Grant Award:

At the last meeting you mentioned a desire to raffle off 4 seed kits and keep one for a demonstration area. I did not receive any recommendations for a site. We received 8 applications and have purchased so that all applicants can receive a seed kit. The following people will be awarded a seed kit:

Catherine Ignagni
Stephanie Slabon
Andrea Kohler
JON BERENSON
Matt Greene
Natalie Ranalli
Mary Tegal
Anne Matthews

Alewife Festival:

PROGRAM OUTLINE

Saturday 10-1pm Venue: Founders Park

1. Welcome (10:00)	<ul style="list-style-type: none">• Welcome to all• Land Acknowledgement• Overview of the Event (tables, library scavenger hunt, passport, raffle)
2. Health of Great Bay (10:30)	<ul style="list-style-type: none">• Trevor Mattera provides an overview of PREP SOE and Exeter's results post-dam removal
3. NHFG (10:45/11:00)	<ul style="list-style-type: none">• Conor O'Donnell, NHFG talks about NH Fish w/ Fish in Hand
4. Wrap Up and Dismiss to Tables (11:30-1)	<ul style="list-style-type: none">• Remind about passport and raffle• Remind about library kids craft• Music in background
5. 11:30, 12, 12:30 String Bridge	<ul style="list-style-type: none">• Kyle lead walks to string bridge (if fish run present) for an overview of the alewife migration
6. Raffle Drawing (1:00)	<ul style="list-style-type: none">• Drawings for pint glasses, drawings for rain barrel

SST Clean Up

Dave Short and Kyle Welch will help me lead SST students on a clean up for the Morrissette Property on Wed 5/10 starting at 7:50 am.

Exeter High School Enviro club trail day

Students from the High School Environmental club are interested in holding a trail care day on the High School easement. It will be a great opportunity to make connections with that group. The dates they are considering are May 27 or June 3 (mid-morning to mid-afternoon).

Raynes Lease

(I'll explain repairs and mooseplate grant in person)

The Raynes lease was issued to the Davis' for a period of 5 years with the ability to extend for another 5 years upon mutual agreement of both parties. This lease is signed by the Select Board. I have checked with Darren Davis and they are still interested in haying the property. If you are supportive of continuing, it would be helpful to have a recommendation for renewal for the Select board.

Suggested Motion:

 We recommend the lease with Darren Davis of Little Brook Farm, be renewed for another period of 5 years.

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

April 28, 2023

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

**RE: Response Letter
19 Watson Road, Exeter, NH
Tax Map 33, Lot 26
JBE Project No. 19102**

Dear Mr. Koff,

We are in receipt of the Planning Board Conditions of Approval from Mr. Dave Sharples, Town Planner dated September 27, 2021. We are responding to the specific conditions as set for by Conservation Commission in this letter. Review comments are listed below with our responses in bold.

- 1. Inclusion of the standard addressing identification and reporting information for Blanding's turtles and other relevant state protected species during construction related activities.*
RESPONSE: This information has been added to the cover sheet. Flyers depicting the protected species found in the vicinity of the project are included on sheet D2.
- 2. Home Owners Association (HOA) documents to include the requirement for a vernal pool educational workshop (that includes information on Blanding's turtles) to be held a minimum of once every four (4) years, as well as a copy of the NH Fish and Game Vernal Pool Habitat Stewardship brochure.*
RESPONSE: This requirement and brochure have been added to the HOA documents included with this resubmittal.
- 3. Requirement that the proposed open space be preserved in perpetuity through Southeast Land Trust or the Exeter Conservation Commission, as presented. Should the Town hold interest in the land, the deed would be reviewed by the Conservation Commission at a future date.*
RESPONSE: Conservation Easement deed is included for review.
- 4. Installation of conservation boundary disks along the boundary of house lots.*
RESPONSE: A note requiring the installation of the boundary disks is included on sheet C2, Note #20. Proposed disk location are depicted on sheet C2A.
- 5. Final plans shall show an increase to the slopes along the proposed roadway to reduce the impact to wetland buffers.*

RESPONSE: The final plans show the increase in the slopes along the proposed roadway between stations 3+00 and 4+00 as requested. Grading revisions are depicted on sheets C3A & C3B.

Included with this response letter are the following:

1. Plan Sheets: CS, A1 thru A5, C2, C2A, C3A, C3B, & D2
2. Draft Deed & Bylaws
3. Vernal Pools Habitat Stewardship Series

Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.

Barry Gier^{cm}

Barry Gier, P.E.
Vice President

cc: Scott Carlisle (letter and plans via email)

DEED WITH CONSERVATION RESTRICTIONS

W. SCOTT CARLISLE, III of the Town of Exeter, County of Rockingham, State of New Hampshire, with a mailing address of 4 Cass Street, Exeter, New Hampshire 03833, (hereinafter referred to as the "Grantor," which word where the context requires includes the plural and shall, unless the context clearly indicates otherwise, include the Grantor's executors, administrators, legal representatives, devisees, heirs, successors and assigns), for consideration, with QUITCLAIM covenants, grants in perpetuity, to the Town of Exeter, New Hampshire, a municipal corporation, situated in the County of Rockingham, State of New Hampshire, acting through its Conservation Commission, with a mailing address of 10 Front Street, Exeter New Hampshire 03833 (hereinafter referred to as the "Grantee" which shall, unless the context clearly indicates otherwise, include the Grantee's successors and assigns), one certain parcel/area of unimproved land (herein referred to as the "Conserved Property" or "Property"),

All subject to certain perpetual CONSERVATION RESTRICTIONS described herein, which shall constitute conservation restrictions as described in RSA 477:45-47,

I. THE CONSERVED PROPERTY

The Conserved Property consists of one parcel/area of unimproved land of approximately 76 acres, situated on Watson Road, in the Town of Exeter, County of Rockingham, State of New Hampshire, being a portion of that parcel identified in the Town of Exeter tax records as Map 33, Lot 26, described on a "Subdivision Plan Tax Map 33 Lot 26 19 Watson Road, Exeter, NH" dated [u/b/d] prepared for Scott W. Carlisle III by Jones and Beach Engineers, Inc. that is to be recorded at the said Registry of Deeds at Plan # [u/b/d] and more particularly bounded and described in Appendix "A" attached hereto and made a part hereof.

II. PURPOSES

The Property hereby granted is pursuant to NH RSA 477:45-47, exclusively for the following conservation purposes:

A. The protection of rare and endangered species of wildlife and their associated habitat established for conservation purposes, with the intent to maintain, in perpetuity, natural vegetation, soils, hydrology and habitat for New Hampshire threatened, endangered and wildlife species of special concern.

B. The protection of the natural habitat generally with a focus on wildlife habitat management. For the purposes of this instrument, "wildlife habitat management" shall include, but not be limited to, alteration of vegetation and soil and the placement of structures to provide habitat for a wide range of wildlife species with focus and priority for the habitat needs and benefit to State listed wildlife species.

C. The protection and conservation of open spaces, particularly the conservation of the productive forest land of which the Conserved Property consists and of the wildlife habitat thereon.

D. The scenic enjoyment of the general public viewing the Conserved Property and its undeveloped road frontage.

E. The preservation of the quality of ground water and surface water resources on and under the Conserved Property, particularly the wetlands located therein.

The above purposes are consistent with the clearly delineated open space conservation goals and/or objectives as stated in the Master Plan of the Town of Exeter and with New Hampshire RSA Chapter 79-A which states: "It is hereby declared to be in the public interest to encourage the preservation of open space, thus providing a healthful and attractive outdoor environment for work and recreation of the state's citizens, maintaining the character of the state's landscape, and conserving the land, water, forest, agricultural and wildlife resources."

All of these purposes are consistent and in accordance with the U.S. Internal Revenue Code, Section 170(h).

2. USE LIMITATIONS (subject to the reserved rights specified in Section 3 below)

A. The Conserved Property shall be maintained in perpetuity as open space in its natural state without there being conducted thereon any residential, industrial or commercial activities, except for wildlife habitat management.

B. The Conserved Property shall not be subdivided.

C. Except as described in Section 3, no structure or improvement, including, but not limited to, a dwelling, any portion of a septic system, tennis court, swimming pool, dock, aircraft landing strip, tower or mobile home, shall be constructed, placed, or introduced onto the Conserved Property. However, ancillary structures and improvements including, but not limited to, a road, dam, fence, bridge or culvert may be constructed, placed, or introduced onto the Conserved Property only as necessary in the accomplishment of the conservation, habitat management, or noncommercial outdoor recreational uses of the Property and provided that they are not detrimental to the purposes of this instrument.

D. Existing trails can be maintained in their natural states (not expanded upon or improved) and must be and remain as depicted on site plan sheets, with the exception of

installation of a footpath connection to a certain 20' open space access easement as shown on the Plan. Grantee will work with the NHFG to implement any modifications or closures recommended for the preservation of these species or their habitat. These trails shall be for passive recreation only (i.e., no ATV or snowmobile activity).

E. No outdoor advertising structures such as signs and billboards shall be displayed on the Property except as desirable or necessary in the accomplishment of the agricultural, forestry, conservation, or noncommercial outdoor recreational uses of the Property, and provided such signs are not detrimental to the purposes of this instrument. No sign shall exceed in size that which is permitted by the zoning ordinance and no sign shall be artificially illuminated.

F. There shall be no mining, quarrying, excavation, or removal of rocks, minerals, gravel, sand, topsoil, or other similar materials on the Property. No rocks, minerals, gravel, sand, topsoil, or other similar materials shall be removed from the Property.

G. There shall be no dumping, injection, burning, or burial of man-made materials or materials then known to be environmentally hazardous.

H. The Property shall in no way be used to satisfy density or other requirements of any applicable zoning ordinance or land use regulation with respect to the development of other property.

I. Open space/conservation area boundaries shall be marked with placards at no less than 75' apart (adjust if needed based on site conditions). The Grantor shall be responsible for installing placards where the proposed lot abut the conservation land. Placards should serve as a reminder of protected area(s) with restrictions.

J. No rights-of-way or easements of ingress or egress of a third party shall be created or developed into, on, over, or across the Property, except those depicted on site plan sheets or of record as of the execution date of this instrument.

K. To ensure the purposes of this instrument are satisfied, the Grantee and NHFG reserve the right to post (in their sole discretion) a portion, or all, of the Conserved Property to prohibit public access should public access prove detrimental to the purposes of this instrument.

L. Except as set forth in Section K above, the Property shall not be posted against, and the Grantee shall keep access to and use of the Property open to the general public for non-motorized, non-wheeled, pedestrian, non-commercial, outdoor recreational and outdoor educational purposes, such as, but not limited to hiking, wildlife observation, and cross-country skiing, but not for camping.

M. During the development of the anticipated subdivision on and around the Conserved Property and upon its completion and into perpetuity, neither the Grantor nor the Grantee, shall cut nor remove timber from the Property, except in accordance with good forestry practices limited to removal of dead trees to address safety concerns or diseased trees under the advisement of a professional forester or for habitat management for rare wildlife species. Timber

harvest for habitat management shall be coordinated with the New Hampshire Fish and Game Nongame and Endangered Wildlife Program or the agency than recognized by the State of New Hampshire as having responsibility for identification and/or conservation of such species.

N. Wetland buffer setbacks shall be observed according to local buffer requirements and wildlife habitat management activities shall not occur within wetland buffer setbacks.

O. There shall be no use of chemical herbicides or pesticides, except for wildlife habitat management and then only in coordination with the New Hampshire Fish and Game Nongame and Endangered Wildlife Program or the agency than recognized by the State of New Hampshire as having responsibility for identification and/or conservation of such species. Herbicides or pesticides are absolutely prohibited within wetlands or wetland buffer setbacks.

3. RESERVED RIGHTS

A. Grantor reserves the right to install and maintain stormwater management infrastructure on the Conserved Property as noted on the Plan within the Conserved Property.

B. This conveyance reserves a permanent easement to construct, install, upgrade, repair and maintain a ditch, drainage, stormwater management and related infrastructure as noted on the Plan within the Conserved Property (“the Drainage Easement”). The Grantor shall have the right to enter onto the Conserved Property with workers and machinery to do any work required or permitted within the area denoted for the Drainage Easement in furtherance of the purposes of this easement.

4. NOTIFICATION OF TRANSFER

A. The Grantee agrees to notify the Third-Party Holder in writing at least 30 days before the transfer of title to the Conserved Property.

B.

5. BENEFITS, BURDENS, AND ACCESS

A. The burden of the deed conveyed hereby shall run with the Conserved Property and shall be enforceable against all future owners and tenants in perpetuity; the benefits of this deed shall not be appurtenant to any particular parcel of land but shall be in gross and assignable or transferable only to the State of New Hampshire, the U.S. Government, or any subdivision of either of them, consistent with Section 170(c)(1) of the U.S. Internal Revenue Code of 1986, as amended, or to any qualified organization within the meaning of Section 170(h)(3) of said Code, which organization has among its purposes the conservation and preservation of land and water areas and agrees to and is capable of monitoring and enforcing the conservation purposes of this deed. Any such assignee or transferee shall have like power of assignment or transfer.

B. NHFG and its agents shall have access to the Conserved Property for the purposes of inspection.

C. Grantor and Grantee may (but need not) mutually agree to select and appoint a qualified third party (“Third-Party Holder”) with the right to enforce against violations of the condition set forth within this deed consistent with the provisions of Section Six of this instrument and the rights of Grantee pursuant to Section Six.

6. THIRD PARTY RIGHT OF ENFORCEMENT

A. If the Grantee fails to enforce the Conservation Restrictions set forth herein within thirty (30) days after receipt of written notice from any Third-Party Holder (should the parties have mutually agreed to name such a party qualified to act in that capacity) requesting such, then the notifying Third-Party Holder shall have the right to enforce these Conservation Restrictions by an action at law or in equity in a court of competent jurisdiction. The Grantee shall be liable for all reasonable costs of such enforcement if the Grantee fails to enforce the Conservation Restrictions set forth.

B. Forbearance by the Third-Party Holder in exercising its enforcement rights under these Conservation Restrictions shall not be construed to be a waiver of the Third-Party Holder’s rights hereunder. No delay or omission by the Third-Party Holder in the exercise of any right or remedy shall impair such right or remedy or be construed as a waiver. The Grantee hereby waives any defense of laches.

C. The interests held by the Third-Party Holder are assignable or transferable to any party qualified to become the Third-Party Holder’s assignee or transferee as specified in Section 4 above. Any such assignee or transferee shall have like power of assignment or transfer. Any holder of an interest in the conservation restrictions desiring to transfer or assign its interest shall send written notice describing said intention to all other holders of any interest at least thirty (30) days prior to such transfer or assignment taking effect.

7. NOTICES

All notices, requests and other communications, required to be given under this instrument shall be in writing, except as otherwise provided herein, and shall be delivered in hand or sent by certified mail, postage prepaid, return receipt requested to the appropriate address set forth above or at such other address as the parties may hereafter designate by notice given in accordance herewith. Notice shall be deemed to have been given when so delivered or so mailed.

8. SEVERABILITY

If any provision of this instrument, or the application thereof to any person or circumstance, is found to be invalid by a court of competent jurisdiction, by confirmation of an arbitration award or otherwise, the remainder of the provisions of this instrument or the application of such provision to persons or circumstances other than those to which it is found to be invalid, as the case may be, shall not be affected thereby.

9. CONDEMNATION/EXTINGUISHMENT

Not applicable.

10. ADDITIONAL EASEMENT

Should the Grantee determine that the expressed purposes of this deed could better be effectuated by the conveyance of an additional easement, the Grantee may execute an additional instrument to that effect, provided that the conservation purposes of this deed are not diminished thereby and that a public agency or qualified organization described in Section 5.A., above, accepts and records the additional easement.

11. ARBITRATION OF DISPUTES

A. Any dispute arising under this deed shall be submitted to arbitration in accordance with New Hampshire RSA 542.

B. The Grantor and the Grantee shall each choose an arbitrator within 30 days of written notice from either party. The arbitrators so chosen shall in turn choose a third arbitrator within 30 days of the selection of the second arbitrator.

C. The arbitrators so chosen shall forthwith set as early a hearing date as is practicable which they may postpone only for good cause shown.

D. A decision by two of the three arbitrators, made as soon as practicable after submission of the dispute, shall be binding upon the parties and shall be enforceable as part of this deed.

12. SEPARATE PARCEL

A. The Property shall in no way be used to satisfy the density, frontage, or setback requirements of any applicable zoning ordinance or subdivision regulation with respect to the development of any other property.

B. The Grantee, by accepting and recording this deed, agrees to be bound by and to observe and enforce the provisions hereof and assumes the rights and responsibilities herein granted to and incumbent upon the Grantee, all in the furtherance of the conservation purposes for which this deed is delivered.

signature page follows

IN WITNESS WHEREOF, I (We) have hereunto set my (our) hand(s) this ____ day of _____, 2023.

W. Scott Carlisle, III

The State of New Hampshire
County of Rockingham

Personally appeared _____ and _____ this ____ day of _____, 2023 and acknowledged the foregoing to be his/her/their voluntary act and deed.

Before me, _____

Justice of the Peace/Notary Public

My commission expires: _____

ACCEPTED: Town of Exeter, New Hampshire
Conservation Commission

By: _____

Title: _____
Duly Authorized

Date: _____

The State of New Hampshire

County of _____

Personally appeared _____
Print Name & Title

of the [t/b/d], this _____ day of _____, 2023 and acknowledged the foregoing on
behalf of the Town of Exeter, New Hampshire Conservation Commission.

Before me, _____

Justice of the Peace/Notary Public

My commission expires: _____

ACCEPTED this ____ day of _____, 2023:

TOWN OF EXETER
BY ITS SELECT BOARD

Niko Papakonstantis, Chair

Molly Cowan, Vice-Chair

Julie D. Gilman, Clerk

Nancy Belanger

Dan Chartrand

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

This instrument was acknowledged before me on this ____ day of _____, 2023 by Niko Papakonstantis, Chair of the Select Board of the Town of Exeter, a New Hampshire municipality, on behalf said Town.

Notary Public

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

This instrument was acknowledged before me on this ____ day of _____, 2023 by Molly Cowan, Vice Chair of the Select Board of the Town of Exeter, a New Hampshire municipality, on behalf said Town.

Notary Public

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

This instrument was acknowledged before me on this _____ day of _____, 2023 by Julie D. Gilman, Clerk of the Select Board of the Town of Exeter, a New Hampshire municipality, on behalf said Town.

Notary Public

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

This instrument was acknowledged before me on this _____ day of _____, 2023 by Nancy Belanger, Select Person of the Select Board of the Town of Exeter, a New Hampshire municipality, on behalf said Town.

Notary Public

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

This instrument was acknowledged before me on this _____ day of _____, 2023 by Dan Chartrand, Select Person of the Select Board of the Town of Exeter, a New Hampshire municipality, on behalf said Town.

Notary Public

THIS IS A NON-CONTRACTUAL CONVEYANCE PURSUANT TO NEW HAMPSHIRE RSA 78-B:2 AND IS EXEMPT FROM THE NEW HAMPSHIRE REAL ESTATE TRANSFER TAX.

Appendix A

Starting at a 40" tree stump located on the east side of Watson Road near the north-west corner of the subject property, thence 14.2' to the Point of Beginning being the north-west corner of the subject property and marked with an iron pin;
thence N56°34'21"E a distance of 358.74' to a point;
thence N61°30'07"E a distance of 228.13' to a blaze in 12" white oak;
thence N51°09'58"E a distance of 179.14' to a point;
thence N48°14'43"E a distance of 340.55' to a point;
thence N52°26'16"E a distance of 210.16' to a point;
thence N51°17'12"E a distance of 241.27' to a point;
thence N67°12'10"E a distance of 113.35' to a point;
thence N62°18'00"E a distance of 203.53' to a point
thence N58°23'20"E a distance of 190.18' to a point
thence N75°28'10"E a distance of 234.00' to a point;
thence S73°13'40"E a distance of 140.44' to a point;
thence S26°27'00"E a distance of 318.47' to a point;
thence S02°19'00"E a distance of 980.87' to a point;
thence S24°24'10"E a distance of 420.74' to a point;
thence S27°52'40"W a distance of 203.54' to a point;
thence S49°34'10"W a distance of 104.00' to a point;
thence S56°44'10"W a distance of 113.98' to a point;
thence S86°00'40"W a distance of 103.19' to a point;
thence S71°55'50"W a distance of 110.58' to a point;
thence S59°05'40"W a distance of 103.84' to a point;
thence S62°05'20"W a distance of 73.27' to a point;
thence S61°05'30"W a distance of 59.53' to a point;
thence S59°30'40"W a distance of 41.51' to a point;
thence S59°23'00"W a distance of 89.80' to a point;
thence S55°59'50"W a distance of 56.61' to a point;
thence S56°38'50"W a distance of 250.65' to a point;
thence S69°57'30"W a distance of 119.13' to a point;
thence S50°27'40"W a distance of 101.47' to a point;
thence S50°38'00"W a distance of 131.93' to a point;
thence S47°35'00"W a distance of 82.47' to a point;
thence S35°14'20"W a distance of 107.97' to a point;
thence S63°05'30"W a distance of 106.72' to a point;
thence S69°15'53"W a distance of 210.49' to a point;
thence S69°32'13"W a distance of 73.28' to a point;
thence S70°00'45"W a distance of 73.71' to a point;
thence S58°49'10"W a distance of 83.48' to a point;
thence S62°01'44"W a distance of 105.43' to an iron pin;
thence S63°16'45"W a distance of 133.70' to a point;
thence N06°41'05"E a distance of 76.01' to a point;
thence N00°34'46"E a distance of 32.52' to a point;

thence along a curve with a radius of 335.00', an arc length of 199.56',
with a chord bearing of N10°23'17"E, and a chord length of 196.62' to a granite bound;
thence N06°40'38"W a distance of 418.24' to a granite bound;
thence N06°40'38"W a distance of 85.57' to a granite bound;
thence along a curve with a radius of 30.00', an arc length of 47.12',
with a chord bearing of N38°19'22"E, and a chord length of 42.43' to a granite bound;
thence N83°19'22"E a distance of 16.73' to a granite bound;
thence along a curve with a radius of 225.00', an arc length of 53.79',
with a chord bearing of N76°28'29" E, and a chord length of 53.66', to a granite bound;
thence S06°40'38"E a distance of 454.07' to an iron pin;
thence N74°21'01"E a distance of 208.27' to an iron pin;
thence N50°30'36"E a distance of 134.31' to an iron pin
thence N50°30'36"E a distance of 122.82'to an iron pin;
thence N36°02'36"E a distance of 325.35' to an iron pin;
thence N60°32'07"W a distance of 248.51' to an iron pin;
thence S76°16'14"W a distance of 68.66' to an iron pin;
thence N60°32'07"W a distance of 79.35' to an iron pin;
thence N59°03'05"W a distance of 123.70' to a granite bound;
thence N25°29'20"E a distance of 43.90' to a granite bound;
thence S60°32'07"E a distance of 103.38' to an iron pin;
thence N49°36'26"E a distance of 227.02' to an iron pin;
thence S54°06'25"E a distance of 308.13' to an iron pin;
thence N24°04'04"E a distance of 626.93' to an iron pin;
thence N40°48'03"W a distance of 66.59' to an iron pin;
thence N56°18'35"W a distance of 331.67' to an iron pin;
thence S62°43'09"W a distance of 230.67' to an iron pin;
thence N33°27'39"W a distance of 366.94' to an iron pin;
thence S61°30'07"W a distance of 232.87' to an iron pin;
thence S56°34'21"W a distance of 274.62' to an iron pin;
thence S20°36'47"E a distance of 156.07' to an iron pin;
thence S18°32'32"E a distance of 184.86' to an iron pin;
thence S08°45'36"E a distance of 64.97' to an iron pin;
thence S06°40'38"E a distance of 137.30' to an iron pin;
thence S38°28'07"E a distance of 264.73' to a granite bound;
thence S25°29'20"W a distance of 83.78' to a granite bound;
thence along a curve with a radius of 175.00', an arc length of 176.64',
with a chord bearing of S54°24'21"W, with a chord length of 169.24', to a granite bound;
thence N08°48'37"W a distance of 26.08' to an iron pin;
thence S81°11'23"W a distance of 71.34' to an iron pin;
thence N06°40'48"W a distance of 487.96'to an granite bound;
thence N08°45'36"W a distance of 54.60' to a point;
thence N18°32'32"W a distance of 174.50' to a point;
thence N20°36'47"W a distance of 234.07'to an iron pin;
which is the point of beginning.

Meaning and intending to describe the parcel described in the deed recorded at Rockingham Registry of Deeds in Book 700 Page 158 excepting all condemnations and deeds to the State of New Hampshire and the Proposed Lots and Right-of-Way as shown on "Subdivision Plan Tax Map 343 / Lot 267, 19 Watson Road, Exeter, NH" prepared for Scott W. Carlisle III and prepared by Jones and Beach Engineers, Inc. that is to be recorded at the said Registry of Deeds.

Parcel is subject to easements to the State of New Hampshire, any others that may exist and all easements that are indicated on the previously described Plan to be recorded.

Bylaws of
19 Watson Road Homeowners Association

Article I.

Introduction

1. Purpose. The administration of 19 Watson Road Homeowners Association shall be subject to these bylaws. 19 Watson Road Homeowners Association is a homeowners' association as provided by section 528 of the Internal Revenue Code, to be operated for the purposes and subject to the restrictions of that section. No part of the net earnings of the Association (other than by acquiring, constructing, or providing maintenance and care of Association property) shall inure to the benefit of any lot owner.

2. Applicability of Bylaws. These bylaws apply to all present and future owners of lots made subject to them, in accordance with Article V of the Articles of Agreement, and to all tenants, family members, guests, licensees, servants, agents, and employees of such lot owners. The acceptance of a deed, the entering into of a lease, or the act or occupancy of a lot subject to these bylaws shall constitute an acknowledgment that the owner, tenant, or occupant has accepted and ratified these bylaws.

3. Definitions. For purposes of these bylaws, unless the context otherwise requires, the following terms have the definitions set forth below:

- A. "Articles" means the Articles of Agreement of the Association.
- B. "Board" means the Board of Directors of the Association.
- C. "Association" means the 19 Watson Road Homeowners Association .

D. "Declarant" means the declarant of the Covenants and Restrictions for the Project, dated _____, and recorded in the Rockingham County Registry of Deeds at Book ____, Page ____.

E. "Open Space" shall mean that approximately 76 acre parcel of abutting land deeded to the Town of Exeter, New Hampshire by virtue of a deed with conservation restrictions and to be held by the Town of Exeter, New Hampshire acting through its Conservation Commission.

F. "Property" means all real and personal property owned by the Association, as more particularly described on the subdivision plans for 19 Watson Road, Exeter, NH specifically sheets A1 through A5 of the Open-Space Residential Subdivision names "Carlisle Subdivision" prepared by Jones & Beach Engineers, Inc. last revision date of 12/6/22.

G. "Project" means the subdivision of land located at 19 Watson Road, Exeter, New Hampshire, shown on the Exeter tax records as Tax Map 33, Lot 26, and shown on a subdivision plan entitled "Open Space Residential Subdivision 'Carlisle Subdivision,' Tax Map 33, Lot 26, 19 Watson Road, Exeter, NH" dated _____, by Jones & Beach Engineers Inc., recorded in the Rockingham County Registry of Deeds as Plan # _____.

H. "Storm Water Management" shall mean Association management of stormwater pursuant to the requirements of Article VIII of these Bylaws.

Article II.

Membership

1. Eligibility. The members of the Association include all owners of lots in the Project. The rights of members are subject to (a) the payment of the annual assessments imposed

by these bylaws, and (b) compliance with rules and regulations of the Board of Directors regarding the use of the Property and the conduct of members and their families, tenants, and guests.

2. Rights of Membership. Each member is entitled to the use and enjoyment of the Association property. The right to use of the property may be exercised by all members of an owner's family, all tenants, and the guests of any of them. Each member shall notify the secretary of the Association in writing of the name and relationship to the member of any person who is entitled to exercise membership rights under this section. The rights and privileges of such person are subject to suspension by the Board in the same manner and for the same reasons as those of any member.

3. Suspension. The voting and other membership rights of any member may be suspended by action of the Board of Directors during any period when the member has failed to pay any assessment then due and payable. If the directors have adopted and published rules and regulations governing the use of Association property, or the personal conduct of any person on the property, the voting or other membership rights of any member may be suspended by action of the Board of Directors, after a hearing before the Board at which the member or any other interested person may be represented by an attorney, for a period not to exceed 30 days, if the member, any member of his family, his tenants, or the guests of any of them violated the rules and regulations.

4. Annual meetings. The annual meeting of the members shall be held some suitable place in or near Exeter specified in the notice of the meeting, on the first Saturday in June in each year, at 11:00 a.m., or at such other date and time as the Board of Directors may determine. At the annual meeting, the Association shall elect the Board of Directors and may transact such other

business as may properly come before it. Other business shall include those Association obligations set forth in Article IX of these bylaws.

5. Special meetings. Special meetings of the members for any purpose may be called at any time by the President, or by any two or more Directors. The Secretary shall call a special meeting upon a written request of members who have a right to vote one-fourth of all of the votes of the entire membership.

6. Remote Access Meetings. At the request of any member delivered to the President at least forty-eight hours before any meeting of the members, members may participate in the meeting by conference telephone or other remote access by which all persons participating in the meeting can hear each other, and the Board of Directors shall make facilities for such communications available at any meeting.

Notices. Notice of meetings shall be given to the members by the Secretary, either personally, or by mailing a copy of the notice, postage prepaid, to the address appearing on the books of the Association, or by email or similar delivery to an address that the member has provided the secretary for that purpose. Notice of any regular meeting shall be sent at least twenty days in advance of the meeting; notice of a special meeting shall be sent at least seven days before the meeting and shall set forth the purposes of the meeting.

7. Quorum. A quorum shall consist of twenty-five percent of the total votes in the Association. A vote by a majority of the members present shall be required for any decision.

8. Voting.

A. Number of Votes: Each lot will have one vote assigned to the owners of the lot.

B. Allocation of Votes: For any lot owned by more than one person, if any one of those persons is present at a meeting of the Association, that person shall be entitled to cast the vote appertaining to that lot. If more than one is present, the vote appertaining to that lot shall be cast only in accordance with their unanimous agreement; consent by all owners of the lot shall be conclusively presumed if any one of them purports to cast the vote appertaining to that lot without protest being made immediately by any of the others to the person presiding over the meeting. In the event the lot owner is not a natural person, the word "person" for the purposes of this paragraph includes any natural person having authority to execute deeds on behalf of the owner. If any owner of a lot entitled to vote protests the vote cast by another owner of that lot, the vote of that lot shall not be counted.

9. Conduct of Meeting. The President or his designee shall preside over all meetings. The Secretary shall keep minutes of the meeting and record all resolutions adopted of other transactions occurring at the meeting.

Article III

Board of Directors

1 Powers and Duties. The affairs and business of the Association shall be managed by a Board of Directors (sometimes herein referred to as the "Board"), which shall have all of the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by these bylaws directed to be exercised and done exclusively by the membership of the Association. The Board of Directors shall have the power from time to time to adopt any rules necessary for the enjoyment of the Association property as long as the rules shall not be in conflict with the Articles or these bylaws. The Board of Directors may delegate to

one of its members the authority to act on behalf of the Board of Directors on all matters which might arise between meetings of the Board of Directors. In addition to the general duties imposed by these bylaws, the Board of Directors shall have the power to and be responsible for the following:

A. Preparing and adopting an annual budget, in which there shall be established the assessment of each lot owner for the common expenses.

B. Making assessments against owners to defray the common expenses of the Association, establishing the means and methods of collecting such assessments from the owners, collecting the assessments, and using the proceeds to carry out the administration of the Association.

C. Providing for the operation, management, care, upkeep, replacement, and maintenance of the Association property.

D. Designating, hiring, and dismissing the personnel necessary for the maintenance, operation, repair, and replacement of the property, and providing services for the property, and, where appropriate, providing for the compensation of such personnel and for the purchase or use of equipment, supplies, and material to be used by such personnel in the performance of their duties.

E. Making and amending the rules respecting the use and enjoyment of the property and enforcing by legal means the provisions of these bylaws and the rules, and bringing any proceedings which may be instituted on behalf of the owners;

F. Obtaining and carrying insurance against casualties and liabilities in connection with Association property, or against liabilities of its officers, directors, agents and employees

acting in those capacities, and making, or contracting for the making of, repairs, additions and improvements to, or alterations of the property;

G. Opening bank accounts on behalf of the Association and designating signatories for the accounts, and keeping books with detailed accounts of the receipts and expenditures affecting the Property and the administration of the Association. The books shall be available for examination by the owners and their duly authorized agents or attorneys, at reasonable times and places. All books and records shall be kept in accordance with generally accepted accounting principles.

H. Doing such other things and acts not inconsistent with the Articles and these bylaws that the members may authorize.

2. Number of Directors, Term. The Board of Directors shall consist of at least three persons, as determined by the members. Each director shall serve in office until the next annual meeting of the Association and his successor has been elected.

3. Annual Meetings. The annual meeting of the Board of Directors shall be held immediately following adjournment of the annual meeting of the members.

4. Special Meetings. Special meetings of the Board of Directors shall be held whenever called by the President or at the request of any two directors. Notice of each such meeting shall be mailed to each director, addressed to him at his residence or usual place of business, at least five days before the day on which the meeting is to be held, or by email or telephone not later than two days before the day on which the meeting is to be held.

5. Resignations; Vacancies. Any director may resign at any time, giving written notice to the President or Secretary. Any vacancy shall be filled by the remaining directors, though less than a quorum, or by the members at a special or regular meeting.

6. Compensation. No director shall receive any compensation for acting as a director, but directors may be reimbursed for their actual out-of-pocket expenses incurred as directors, including any additional insurance premiums or expenses paid by them to insure against liability arising as a result of their activities as directors.

7. Liability of the Board of Directors. The members of the Board of Directors shall not be liable to the members for any mistake of judgment, negligence, or otherwise, except for their own individual willful misconduct or bad faith. The members shall indemnify and hold harmless each of the directors from and against (a) all liability to others arising out of contracts made or action taken or omitted on behalf of the owners, unless any such contract shall have been made, or action taken or omitted, in bad faith or due to willful misconduct, and (b) against expenses (including attorney's fees), judgments, fines and amounts paid in settlement incurred by the director in connection with any threatened, pending, or completed action, suit or proceeding unless the director acted in bad faith or due to willful misconduct. The Board of Directors shall have no personal liability (except as members) with respect to any contract made or action taken or omitted by them on behalf of the members, unless made, taken or omitted in bad faith or due to willful misconduct.

Article IV

Officers

1. Number. The officers of the Association shall include a President, a Treasurer, and a Secretary, and such other officers as may be elected or appointed by the Board of Directors. One person may hold the offices and perform the duties of more than one officer, except that one person shall not perform the duties and hold the offices of both President and Secretary. All officers may be directors.

2. Election, Term of Office, and Qualifications. The officers shall be chosen annually by the Board of Directors. Each officer shall hold office until the officer's successor is chosen and qualified or until his resignation or removal.

3. Removal. Any officer may be removed, either with or without cause, at any time, by the vote of a majority of the Board of Directors at a special meeting called for that purpose.

4. Resignations. Any officer may resign at any time by giving written notice to the Board of Directors, the President, or the Secretary.

5. Vacancies. The Board of Directors shall fill any vacancies for the unexpired portion of the term.

6. The President. The President shall be the chief executive and administrative officer of the Association; shall have general and active supervision and direction over the business and affairs of the Association and its officers, subject, however, to the direction and control of the Board of Directors; shall sign or countersign all certificates, contracts and other instruments of the Association as authorized by the Board of Directors; and shall perform all such other duties as from time to time the Board of Directors may assign.

7. The Vice President. The Vice President (if one is elected) shall have such powers and perform such duties as the Board of Directors may from time to time prescribe. At the request of the President, or in case of the President's absence or inability to act, the Vice President may act in the President's place, and when so acting shall have all the powers and be subject to all the restrictions of the President.

8. The Secretary. The Secretary shall keep minutes of the meetings of the Association and of the Board of Directors; shall see that all notices are duly given in accordance with the provisions of these bylaws and as required by law; shall be custodian of the records of the Association; and, in general, shall perform all duties incident to the office of Secretary and such other duties as the Board of Directors or the President may assign.

9. The Treasurer. The Treasurer shall be the financial officer of the Association; shall have charge and custody of, and be responsible for, all funds of the Association, and deposit all such funds in the name of the Association in such banks as the Board of Directors select; shall receive, and give receipts for, monies due and payable to the Association; and, in general, shall perform all the duties incident to the office of Treasurer and such other duties as from time to time the Board of Directors or the President may assign.

10. Compensation of Officers. The provision of Article III, section 3.6, with regard to compensation of directors, shall apply equally to officers of the Association.

11. Liability of Officers. The provisions of Article III, section 7, on liability and indemnification of Directors, shall apply equally to officers of the Association.

Article V

Operation of the Property

1. Fiscal Year. The fiscal year of the Association shall consist of the twelve month period commencing on January 1 and terminating on December 31, except that the first fiscal year shall begin at the date of organization and terminate on December 31. The fiscal year shall be subject to change by the Board of Directors.

2. Preparation and Approval of Budget. Each year the Board shall adopt a budget for the Association containing an estimate of the total amount that it considers necessary to pay all expenses to be incurred by the Association for the ensuing year, including but not limited to expenses of administration and maintenance of the Property, and including such reserves as the Board considers necessary. The Board shall send to each lot owner a copy of the budget, in itemized form, prior to commencement of the fiscal year.

3. Assessment and Payment of Common Expenses. The total amount of the estimated funds for the operation of the Association shall be assessed against each lot owner in proportion to the number of votes each owner has in the Association. Assessments shall be due and payable within thirty days after notice is sent to each lot owner. All owners shall be required to pay any assessments against it without regard to the actual use made by the lot owner of the Association property.

4. Special Assessments. The Board of Directors may make additional assessments as it determines are necessary to pay for expenses not covered by the annual assessment. The Board shall give written notice of any special assessment, including the amount and the reason for the

assessment, to all members. All special assessments shall be collected and paid as provided in section 3.

5. Collection of Assessments. The Board of Directors shall take prompt action to collect any assessments due from any owner, including commencing legal action to collect for any assessment remaining unpaid for more than sixty (60) days from the due date for payment.

6. Effect of Failure to Prepare or Adopt Budget. The failure or delay of the Board of Directors to prepare or adopt the annual budget for any fiscal year shall not constitute a waiver or release in any manner of an owner's obligation to pay its share of the Association expenses whenever they may be determined.

Article VI.

Amendments

1. Manner of Amendment. These bylaws may be amended only by two-thirds vote of the members eligible to vote present at an annual meeting or at a special meeting called for that purpose.

Article VII.

Resale of Lots and Rights of Purchasers

1. Resale by Purchaser. In the event of any resale of a lot subject to these bylaws, the President shall provide to any prospective purchaser, within ten days of receipt of a written request, the following information:

A. A statement of any capital expenditures and major maintenance expenditures anticipated by the Association within the current or succeeding two fiscal years;

B. A statement of the status and amount of any reserve for the major maintenance or replacement fund and any portion of such fund earmarked for any specified project by the Board of Directors.

C. A copy of the income statement and balance sheet of the Association for the last fiscal year for which such statement is available;

D. A statement of the status of any pending suits or judgment in which the Association is a party defendant;

E. A statement setting forth what insurance coverage is provided for all property owners by the Association; and

F. A statement on whether any improvements or alterations made to the lot by the prior property owner are known to be in violation of any restrictions and covenants imposed upon the Property.

Article VIII.

Association Stormwater Management

The Association is obligated to operate, repair and maintain installed stormwater systems and apparatus (outside of Town roads) installed by or on behalf of Declarant on Association Property, exclusive of the Open Space.

The Association shall maintain a Stormwater Management Operation Manual (“the Manual”) to guide the Association in its operation, repair and maintenance of the Association’s stormwater systems and apparatus. The Manual shall include (1) an annual reporting requirement, and; (2) a “form” Stormwater Operations and Maintenance Plan Inspection Report “the Form Report”).

The Association shall cause the Form Report to be completed and submitted annually, not later than January 31st of each year to the Town of Exeter Town Engineer.

Article IX.

Association Open Space Conservation Activities

The Association's use and bordering of the Open Space shall include an Association obligation to host, for its members (and be open to other interested parties), an educational workshop (that includes information on Blanding's turtles) once every four (4) years.

This workshop shall be publicized with notice and the agenda for the Association's annual meeting and shall be held immediately following the Association's annual meeting.

The first such workshop to be held after the Association's first annual meeting and every fourth year thereafter.

The New Hampshire Fish and Game Vernal Pool Habitat Stewardship brochure, attached hereto as Exhibit A (and as this publication may later be amended and/or replaced) shall guide the discussion. The Association shall invite qualified persons to present this workshop either in person or through electronic means.

Article X.

Period of Control by Declarant

1. Notwithstanding any other provision of these bylaws, for a period of two years from the date of these bylaws, unless sooner relinquished, the Declarant shall have the power, in its sole discretion, to (a) appoint and remove any and all officers and directors of the Association; and to (b) exercise any and all powers and responsibilities otherwise assigned to the Board of Directors

or the officers by these bylaws. This section may not be amended without the Declarant' written consent.

Dated: _____, 2023

Secretary

EXHIBIT A



habitat-vernalpools
.pdf

G:\TCF\Clients\Carlisle\HOA docs\homeowners association.bylaws.121222.docx



Vernal Pools

Habitat Stewardship Series

NEW HAMPSHIRE WILDLIFE ACTION PLAN

Species Focus

of conservation concern

Jefferson's and blue-spotted salamander

These salamanders prefer to breed in wetlands that lack fish. Their breeding pools must also hold water for more than four months, providing enough time for larvae to develop. Look for Jefferson's or blue-spotted salamanders in deciduous forests of southern New Hampshire, hiding under stones and rotting logs. These species migrate during the breeding season, and are subject to crushing by vehicles on warm (>40 degrees F), rainy spring nights. Work with your community to identify road crossings during migration and alert drivers through the media or road signs.



Blue-spotted salamander

Blanding's turtle

Blanding's turtles require large and diverse habitats and must travel long distances to satisfy their habitat needs and find nesting sites. They use vernal pools as "stepping stones" between larger wetlands, foraging for amphibian eggs and tadpoles. Areas with many vernal pools are critical, especially those in southeastern New Hampshire, to the survival of Blanding's turtles, and the loss of any vernal pool in these areas is detrimental. Leave undisturbed travel corridors between vernal pools and other wetlands for dispersing turtles.



Blanding's turtle

Marbled Salamander

Marbled salamanders are extremely rare in New Hampshire, and are listed as a state-endangered species. Historical and recent records exist in the towns of Milford, Hollis, and Hinsdale. Marbled salamanders breed in vernal pools that flood in the late fall or early winter. The pools must hold water through the following spring in order for marbled salamander eggs to hatch. Vernal pools found in floodplain forests and Appalachian oak-pine forests are preferred by breeding marbled salamanders. Both habitats types are under increasing pressure from development, particularly in southern New Hampshire, where marbled salamander populations are most likely to be found. Permanent protection of these vernal pools is critical to the survival of this species in New Hampshire.



Marbled salamander

Recognizing vernal pools

Vernal pools are unique wetlands that provide critical breeding habitat for several amphibian species of conservation concern in New Hampshire. Learn to recognize these often-inconspicuous pools, understand their habitat values, and discover what you can do to conserve these special wetlands.



A flooded vernal pool

- **Vernal pools** are wetlands with a seasonal cycle of flooding and drying. Some vernal pools flood in the spring with water from melting snow, rain or high groundwater and then typically dry by summer's end. Other pools follow a similar pattern, but fill with rain in autumn, hold water all winter and spring, and then dry out by late summer. The annual drying cycle of vernal pools makes them different from other wetlands and plays a key role in determining which wildlife species uses which pools as habitat.

Locating vernal pools

Vernal pools can exist almost anywhere—in forests, fields, shrub swamps, marshes, or in gravel pits. They can be smaller than one-tenth acre or larger than two acres. Vernal pools occur as isolated wetlands (not connected to other wetlands), as part of larger wetlands (for example, a vernal pool within a scrub-shrub swamp), or in floodplains along rivers. Vernal pools in woodlands are often small enough that the forested canopy remains unbroken above them, staying shady and cool throughout the growing season. These may be overlooked, appearing as simple pools of water in the forest, with little vegetation growing in them.

Plants of vernal pools

Some sunnier vernal pools may contain sphagnum moss, sedges, ferns and shrubs such as high-bush blueberry or buttonbush. Red maple and eastern hemlock commonly grow on the edges of vernal pools, although pools may be found in many different forest types. Dry vernal pools can sometimes be identified by the presence of dark, matted leaves within a depression in the ground.



A dry vernal pool

Why are vernal pools important?

Fish are top predators in wetlands, but they can't survive in pools that dry out. As a result, vernal pools provide key breeding habitat for amphibians whose tadpoles and larvae are especially vulnerable to fish predation: wood frogs, spotted, blue-spotted, and Jefferson's salamanders. In the spring, these amphibians migrate from nearby woodlands to vernal pools – where they breed and deposit their eggs. Once hatched, tadpoles and larvae develop quickly into young frogs and salamanders that must leave the wetland before it dries up – by early or mid-summer for wood frogs, or by late summer or early autumn for salamanders.

Other species besides amphibians use vernal pools as habitat. Fairy shrimp are small crustaceans that require vernal pools for breeding. Spotted and Blanding's turtles, great blue herons, raccoons and predatory insects travel to vernal pools to feed on amphibian eggs, tadpoles, insects and crustaceans in the pools.

Where do vernal pools occur in New Hampshire?

Vernal pools exist in all parts of the state, but are most common in the flatter regions of central and southeastern New Hampshire. Vernal pools are scattered across the landscape and are easily overlooked in wetland inventories. As a result, most vernal pools haven't been adequately mapped, and scientists don't know how many pools have already been lost to development.



Threats from development

The impact of human development on vernal pools is the most significant threat to these habitats and their associated wildlife. Development, road-building and re-grading of land can fill and destroy vernal pools, causing immediate loss of habitat and (for some species) permanent loss of populations.

Many amphibians breed in the pools where they hatched, returning to the same pool every year. If one pool is lost, the pool's returning amphibians may be lost as well. Although many vernal pools meet the state regulatory definition of a wetland, some pools either don't meet the definition (for example, no vegetation) or are overlooked during wetlands' mapping due to their small size and isolation. If construction of a new development will affect wetlands, it is often the small pools which are chosen to be filled.

Threats to surrounding woodlands

The time most amphibians spend in a vernal pool is short but critical. They breed in the pool, but they spend about 11 months of the year in the surrounding woodlands, usually within 600 yards of the wetland. So, even when development plans avoid direct impacts to vernal pools, some amphibians may be lost if the woods surrounding the pool are significantly altered. Indirect impacts of development such as changes in water flow, changes to the water table, increased pollution, and the removal of forested canopy near pools can combine to degrade or destroy the habitat value of nearby vernal pools.

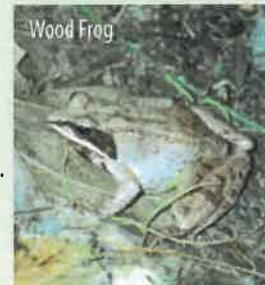
Threats during migration

Many amphibians in New Hampshire migrate to their breeding pools in the spring along discrete migration routes. Roads may cut across these routes, and vehicle traffic can kill migrating amphibians. Juvenile amphibians face similar threats during their dispersal from the pools where they hatched.

Stewardship Guidelines

for vernal pools

- Work with the New Hampshire Fish and Game Department to identify and map the vernal pools on your land or in your town (contact the Wildlife Division at 603-271-2461).
- New Hampshire Fish and Game tracks all sightings of rare reptiles and amphibians. Report any sightings you make to the New Hampshire Reptile and Amphibian Reporting Program (guidelines and forms are online at New Hampshire Fish & Game: wildlife.state.nh.us).
- To conserve the greatest diversity of amphibians, focus conservation efforts on areas containing a variety of wetlands such as vernal pools and others that hold water all year long. Keep in mind:
 - Isolated pools (without inlet or outlet) are less likely to have fish.
 - Small pools can have just as many (or more) breeding amphibians as larger wetlands—size isn't a good measure of habitat value.
 - Most amphibians require wetlands that hold water at least four months.
 - Pools that hold water for four to 11 months (including permanent wetlands) help protect against complete reproductive failures in more seasonal pools during dry years.
 - Pools that hold water less than four months can still serve as foraging sites, as wood frog breeding sites, as habitat for insects and crustaceans, and as stepping stones for amphibians migrating to new habitats.
 - Clusters of vernal pools may be more productive for wildlife than single, isolated pools.
- When conducting any work near vernal pools, avoid creating ruts and skid roads that collect or change the flow of water. Through runoff, these disturbances can influence the timing of wet/dry periods in a vernal pool, altering the species that can breed there.
- To avoid changing the pool's ability to hold water, don't run heavy machinery through vernal pool basins (wet or dry).
- Avoid clearcuts in or around vernal pools. Removing the shade of the tree canopy can heat up the air, soil and water in the pool, change the period of time that water remains in the pool, and influence which species can survive there.
- In upland areas within 300 feet of a pool, and in corridors between vernal pools, retain ground cover (logs, surface stones, deep leaf-litter) as cover for amphibians, and maintain a moist environment on the forest floor by retaining patches of canopy shade.
- Consult a licensed New Hampshire forester before conducting a timber harvest on your property. Understand and follow all laws pertaining to tree harvesting near wetlands and waterbodies. Many vernal pools qualify as wetlands by New Hampshire state regulations. Follow established Best Management Practices, and harvest timber near vernal pools only when the soils are either frozen (winter) or very dry (summer).
- The quality of the uplands that surround vernal pools has a strong impact on the diversity of the vernal pool. When possible, keep development, roads, and driveways at least 300 yards away from vernal pools (and other wetlands).
- When planning new roads or upgrades that bisect known amphibian and reptile migration corridors (especially for such species as Blanding's turtles, marbled or Jefferson salamanders), consider incorporating tunnel crossings under roads with accompanying drift fencing to minimize deaths among these animals during migration.
- Zoning ordinances that promote cluster development can help preserve natural lands and and/or wetlands.



Wildlife found in vernal pools

The species listed here are closely associated with vernal pools, but many other wildlife species will use vernal pools at some time of the year for breeding or foraging. Follow stewardship guidelines to help maintain or enhance vernal pool habitats for these and other species that depend on vernal pools. Species of conservation concern--those wildlife species identified in the Wildlife Action Plan as having the greatest need of conservation--appear in bold typeface.

- American toad
- **Blanding's turtle**
- **Blue-spotted salamander**
- Bull frog
- Damselflies & Dragonflies
- Eastern garter snake
- Fairy shrimp
- Fowler's toad
- Giant water bug
- Gray tree frog
- Green frog
- **Jefferson salamander**
- **Marbled salamander****
- **Northern leopard frog**
- Pickerel frog
- Red-spotted newt
- **Ribbon snake**
- Snapping turtle
- Spring peeper
- **Spotted turtle**
- Wood frog
- **Wood turtle**

Salamander eggs



❖ The threatened and endangered status of many wildlife species is under review as of September, 2007. For the current list, visit NH Fish and Game's website at wildlife.state.nh.us

** state-endangered species

Where to get help

If you have information about a wildlife species of conservation concern, contact NH Fish & Game's Wildlife Division at 603-271-2461. Contact the UNH Cooperative Extension Wildlife Specialist at 603-862-3594 for technical assistance for landowners or your community.

Publications and assistance on forestry and wildlife topics are available through the UNH Extension Educators in Forest Resources in each county. Contact information for each UNH Cooperative Extension office is provided below. Additional publications, contact information, resources, and web versions of all brochures in the Habitat Stewardship Series are available on the UNH Cooperative Extension website at: extension.unh.edu.

Belknap County	603-527-5475	Grafton County	603-787-6944	Rockingham County	603-679-5616
Carroll County	603-447-3834	Hillsborough County	603-641-6060	Strafford County	603-749-4445
Cheshire County	603-352-4550	Merrimack County	603-225-5505	Sullivan County	603-863-9200
Coos County	603-788-4961				

Authorship

The Habitat Stewardship brochures are produced by UNH Cooperative Extension, an equal opportunity educator and employer. University of New Hampshire, U.S. Department of Agriculture and N.H. Counties cooperating. Partial funding for this publication was provided by The Sustainable Forestry Initiative. Additional support came from the New Hampshire Fish & Game Department. Written by Malin Ely Clyde.

About the Habitat Stewardship Series

Much of the land in New Hampshire is privately owned. These individuals are the primary stewards of our wildlife and forests, and also our clean water, scenic views, fresh air, natural and cultural heritage, and recreational resources. The Habitat Stewardship Series has been created to help landowners and land managers recognize the habitats critical for wildlife species at risk, and to illustrate the role private landowners can play in sustaining those species through conservation, management, and sound land stewardship.

Photo Credits

Cover photo: Michael Marchand - NH Fish & Game. Other photo credits: Michael Marchand - NH Fish & Game; Timothy Beaulieu; Jamie Ciriello; Daniel Hocking.



UNIVERSITY OF NEW HAMPSHIRE
COOPERATIVE EXTENSION



SUSTAINABLE
FORESTRY
INITIATIVE

OPEN-SPACE RESIDENTIAL SUBDIVISION "CARLISLE SUBDIVISION"

TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH

SHEET INDEX

CS	COVER SHEET
Y1	OVERALL YIELD PLAN
Y1A-Y1B	YIELD PLANS
A1-A5	SUBDIVISION PLAN
C1	OVERALL EXISTING CONDITIONS PLAN
C1A - C1B	EXISTING CONDITIONS PLANS
C2	OVERALL SITE PLAN
C2A - C2B	SITE PLAN
C3	OVERALL GRADING AND DRAINAGE PLAN
C3A - C3B	GRADING AND DRAINAGE PLANS
P1-P2	PLAN AND PROFILE
D1-D3	DETAIL SHEETS
E1-E2	EROSION AND SEDIMENT CONTROL DETAILS

OWNER OF RECORD
SCOTT W. CARLISLE, III
14 CASS STREET
EXETER, NH 03833
(603) 772-2086

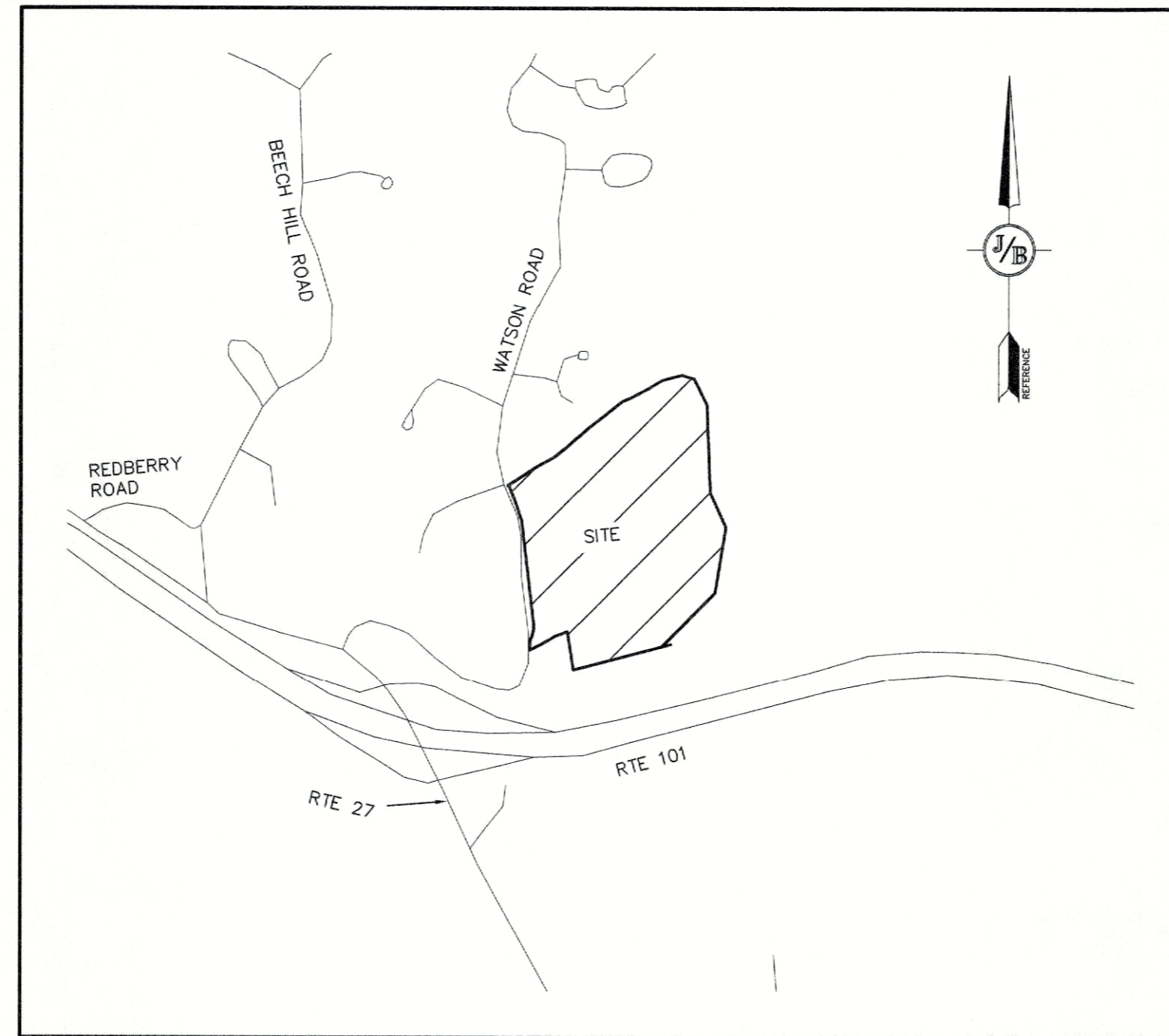
CIVIL ENGINEER / SURVEYOR
JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746
CONTACT: JOSEPH CORONATI
EMAIL: JCORONATI@JONESANDBEACH.COM

WETLAND CONSULTANT
GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DR UNIT H
EXETER, NH 03833
(603) 580-4120
CONTACT: JAMES P. GOVE

ELECTRIC
UNITIL NEW HAMPSHIRE
6 LIBERTY LANE WEST
HAMPTON, NH 03842
(603) 772-0775

TELEPHONE
CONSOLIDATED COMMUNICATIONS
100 TRI CITY ROAD
SOMERWORTH, NH 03878
ATTN:DAVE KESTNER
(603) 743-1114

CABLE TV
COMCAST COMMUNICATION
CORPORATION 334-B CALEF HIGHWAY
EPPING, NH 03042-2325
(603) 679-5695



LOCUS MAP
SCALE 1" = 20,000'

EXISTING	DESCRIPTION
---	PROPERTY LINES
- - -	SETBACK LINES
---	FRESHWATER WETLANDS LINE
---	VERNAL POOL LINE
---	PRIME WETLANDS LINE
---	STREAM CHANNEL
---	TREE LINE
---	STONEWALL
---	BARBED WIRE
---	FENCE
---	STOCKADE FENCE
---	FLOOD PLAIN LINE
---	ZONELINE
---	EASEMENT
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	EDGE OF PAVEMENT
---	DRAINAGE LINE
---	SEWER LINE
---	WATER LINE
---	WATER SERVICE
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	IRON PIPE/IRON ROD
---	DRILL HOLE
---	IRON ROD/DRILL HOLE
---	STONE/GRANITE BOUND
---	BENCHMARK (TBM)
---	DOUBLE POST SIGN
---	SINGLE POST SIGN
---	WELL
---	TEST PIT
---	MONITORING WELL
---	TREES AND BUSHES
---	UTILITY POLE
---	LIGHT POLES
---	DRAIN MANHOLE
---	SEWER MANHOLE
---	HYDRANT
---	WATER GATE
---	WATER SHUT OFF
---	SINGLE GRATE CATCH BASIN
---	CULVERT W/WINGWALLS
---	CULVERT W/FLARED END SECTION
---	CULVERT W/STRAIGHT HEADWALL
---	FRESHWATER WETLANDS
---	GRANITE BOUND TO BE SET
---	IRON PIN TO BE SET

TYPE OF PERMIT

EXETER SUBDIVISION PLAN APPROVAL:
TOWN OF EXETER PLANNING BOARD
10 FRONT STREET
EXETER, NEW HAMPSHIRE 03833
(603) 773-6112
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

NHDES ALTERATION OF TERRAIN PERMIT:
NEW HAMPSHIRE DEPARTMENT OF
ENVIRONMENTAL SERVICES - WATER DIVISION
29 HAZEN DRIVE, P.O. BOX 95
CONCORD, NEW HAMPSHIRE 03302-0095
(603) 271-3503
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

NHDES SUBDIVISION PERMIT:
NEW HAMPSHIRE DEPARTMENT OF
ENVIRONMENTAL SERVICES -
SUBSURFACE SYSTEMS BUREAU
29 HAZEN DRIVE, P.O. BOX 95
CONCORD, NEW HAMPSHIRE 03302-0095
(603) 271-3503
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

USEPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT,
NOTICE OF INTENT (NOI), AND NOTICE OF TERMINATION
(NOT) TO BE FILED IN ACCORDANCE WITH FEDERAL AND
LOCAL REGULATIONS PRIOR TO AND FOLLOWING CONSTRUCTION:
EPA STORMWATER NOTICE PROCESSING CENTER
MAIL CODE 4203M,
US EPA
1200 PENNSYLVANIA AVENUE, NW
WASHINGTON, DC 20460
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

STATUS

SUBMITTED:

PERMIT NO.
Case #20-21
DATED:
09/23/21
EXPIRATION:

SUBMITTED:

PERMIT NO.
Aot-2263
DATED:
12/07/22
EXPIRATION:
12/07/27

SUBMITTED:

PERMIT NO.
eSA2022122301
DATED:
12/23/22
EXPIRATION:
N/A

NEW HAMPSHIRE FISH & GAME Aot PERMIT CONDITIONS RELATED TO THREATENED AND ENDANGERED SPECIES:

- SPOTTED TURTLE (STATE THREATENED), BLANDING'S TURTLE (STATE ENDANGERED), AND NORTHERN BLACK RACER (STATE THREATENED) OCCUR WITHIN THE VICINITY OF THE PROJECT AREA. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHALL BE MADE AWARE OF THE POTENTIAL PRESENCE OF THESE SPECIES AND SHALL BE PROVIDED FLYERS THAT HELP TO IDENTIFY THESE SPECIES, ALONG WITH NHFG CONTACT INFORMATION. RARE SPECIES INFORMATION (E.G. IDENTIFICATION, OBSERVATION, AND REPORTING OF OBSERVATIONS, WHEN TO CONTACT NHFG IMMEDIATELY AND NHFG IMMEDIATELY AND NHFG CONTACT INFORMATION) SHALL BE COMMUNICATED DURING MORNING TAILGATE MEETINGS PRIOR TO WORK COMMENCEMENT DURING THE CONSTRUCTION PHASE OF THE PROJECT. SEE FLYERS SHEET D2.
- NORTHERN BLACK RACERS SHALL BE REPORTED IMMEDIATELY TO NHFG WILDLIFE BIOLOGISTS MELISSA WINTERS (603-479-1129) OR BRENDAN CLIFFORD (603-944-0885). IMMEDIATE REPORTING OF OBSERVATIONS IS CRITICAL AS NHFG BIOLOGISTS WILL NEED TO COLLECT DATA ON THE INDIVIDUAL.
- TURTLES MAY BE ATTRACTED TO DISTURBED GROUND DURING NESTING SEASON (MAY 15TH - JUNE 30TH). ALL TURTLE SPECIES NESTS ARE PROTECTED BY NH LAWS. IF A NEST IS OBSERVED OR SUSPECTED, OPERATORS SHALL CONTACT MELISSA WINTERS (603-479-1129) OR JOSH MEGYESY (978-578-0802) AT NHFG IMMEDIATELY FOR FURTHER CONSULTATION. THE NEST OR SUSPECTED NEST SHALL BE MARKED (SURROUNDING ROPED OFF OR CONE BUFFER DEPLOYED) AND AVOIDED; THIS SHALL BE COMMUNICATED TO ALL PERSONNEL ON SITE. SITE ACTIVITIES SHALL NOT OCCUR IN THE AREA SURROUNDING THE NEST OR SUSPECTED NEST UNTIL FURTHER GUIDANCE IS PROVIDED BY NHFG.
- NO SUMPS SHALL BE INCLUDED IN THE DESIGN OF CATCH BASINS OR OUTLET CONTROL STRUCTURES WITH THE EXCEPTION OF OS#1, WHICH SHALL HAVE A SCREEN OVER THE INLET LIMITED TO 2"x2" WIDE OPENINGS OR LESS.
- SLOPED OR 'CAPE COD' CURBING SHALL BE UTILIZED IN PLACE OF STRAIGHT GRANITE CURBING, IF PROPOSED.
- OUTLET CONTROL STRUCTURES SHALL NOT BE PLACED ADJACENT TO SIDE SLOPES BUT RATHER AS FAR AWAY AS POSSIBLE TO DETER WILDLIFE CRAWLING FALL THROUGH GRATE OPENING. THESE STRUCTURES SHALL BE A MINIMUM 12"-18" ABOVE GRADE. SEE SHEET D2.
- CATCH BASIN GRATES SHALL BE LIMITED TO 2.25"x2.25" WIDE OPENINGS OR LESS.
- THE CONSERVATION EASEMENT LANGUAGE SUBMITTED TO THE NEW HAMPSHIRE FISH & GAME DEPARTMENT IN A DOCUMENT TITLED "CONSERVATION EASEMENT DEED.CARLISLE.UH.FINAL.10822_MW SHALL BE FINALIZED AS WRITTEN. THE CONSERVATION EASEMENT SHALL BE FILED AT THE REGISTRY OF DEEDS. PRIOR TO STARTING WORK, THE PERMITTEE SHALL SUBMIT A COPY OF THE RECORDED CONSERVATION EASEMENT TO THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES AND NEW HAMPSHIRE FISH AND GAME DEPARTMENT.
- WITH THE EXCEPTION OF THE PROPOSED WETLAND BUFFER IMPACTS APPROVED BY THE TOWN OF EXETER, A 100-FT NO CUT, NO DISTURB BUFFER SHALL BE MAINTAINED AROUND ALL VERNAL POOLS ON-SITE AND A 25-FOOT NO CUT, NO DISTURB BUFFER SHALL BE MAINTAINED AROUND ALL OTHER WETLANDS ON-SITE AS DEPICTED ON THE PLAN OF REFERENCE. PLACARDS MARKING THESE AREAS AS 'PROTECTED HABITAT - NO CUTTING/ NO DISTURB BUFFER' SHALL BE PLACED EVERY 150' ALONG THE BUFFER BOUNDARY. PLEASE IDENTIFY PLACARD PLACEMENTS ON PLAN SHEETS C2, C2A, & C2B.
- PLACARDS MARKING THE EDGE OF THE 'OPEN SPACE' AS SHOWN ON THE PLAN OF REFERENCE SHALL BE INSTALLED EVERY 150' OR LESS APART.
- ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH THE EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN PLASTIC, OR MULTIFILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES.
- ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHALL BE REPORTED IMMEDIATELY TO THE NHFG NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM BY PHONE AT 603-271-2461 AND BY EMAIL AT NHFGREVIEW@WILDLIFE.NH.GOV, WITH THE EMAIL SUBJECT LINE CONTAINING THE NHB DATACHECK TOOL RESULTS LETTER ASSIGNED NUMBER, THE PROJECT NAME, AND THE TERM WILDLIFE SPECIES OBSERVATION.
- PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHFG IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE.
- IN THE EVENT A THREATENED OR ENDANGERED SPECIES IS OBSERVED ON THE PROJECT SITE DURING THE TERM OF THE PERMIT, THE SPECIES SHALL NOT BE DISTURBED, HANDLED, OR HARMED IN ANY WAY PRIOR TO CONSULTATION WITH NHFG AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG, IF ANY, TO ASSURE THE PROJECT DOES NOT APPRECIABLY JEOPARDIZE THE CONTINUED EXISTENCE OF THREATENED AND ENDANGERED SPECIES AS DEFINED IN FIS 1002.04.
- THE NHFG, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.

PROJECT PARCEL
TOWN OF EXETER
TAX MAP 33 LOT 26

APPLICANT/OWNER
WW. SCOTT CARLISLE, III
14 CASS STREET
EXETER, NH 03833

TOTAL LOT AREA
4,268,578 SQ. FT.
97.99 ACRES

TOWN OF EXETER PLANNING BOARD

DATE: _____

CHAIRMAN _____

F:\CAD\MASTER STANDARD\dwg\B-LAYOUTS.dwg 3/12/2015 3:27:28 PM EDT

Design:	BWG	Draft:	DFP	Date:	10/26/2022
Checked:	BWG	Scale:	AS NOTED	Project No.:	19102
Drawing Name:	19102-PLAN.dwg				
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.					

REV.	DATE	REVISION	BY
13	04/24/23	DRAINAGE REVISION PER TOWN ENGINEER	BWG
12	03/23/23	DRAINAGE REVISION PER TOWN ENGINEER	BWG
11	01/02/23	REVISED PER FINAL SUBMITTAL	BWG
10	12/6/22	REVISED PER NHDES Aot & NHF&G	BWG
9	12/2/22	REVISED PER NHDES Aot & NHF&G	BWG
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	COVER SHEET
Project:	TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH
Owner of Record:	SCOTT W. CARLISLE III 14 CASS STREET, EXETER, NH 03833

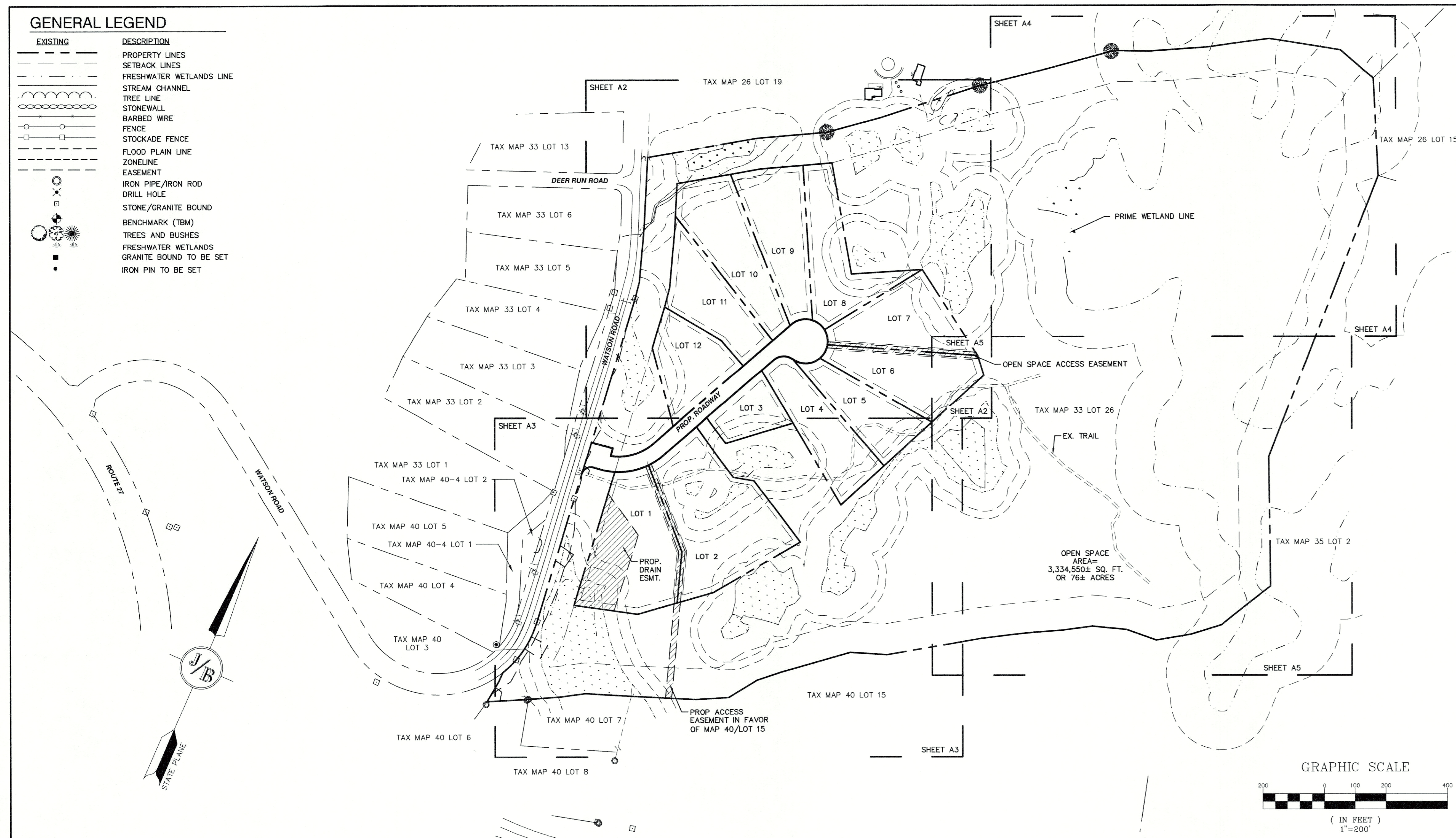
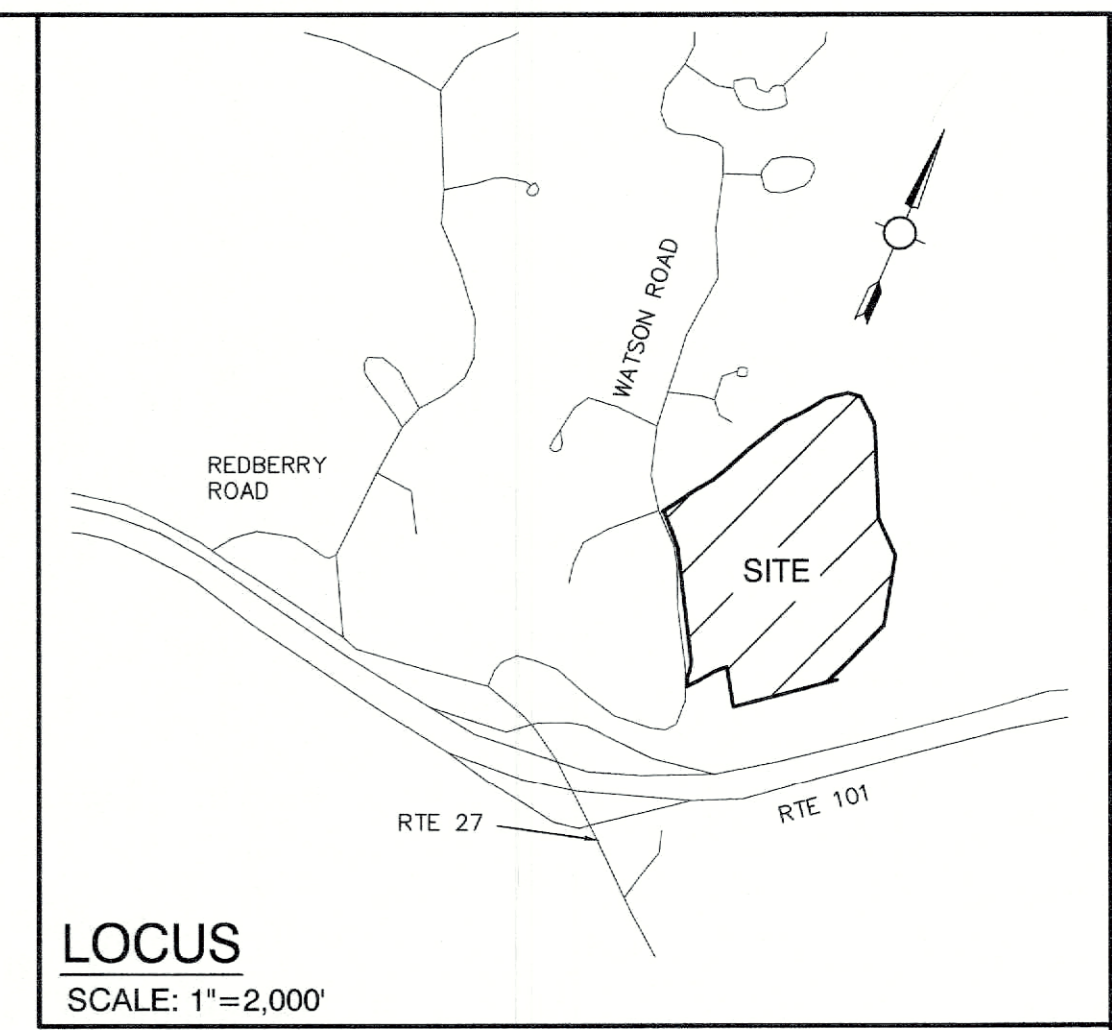
DRAWING No.

CS

SHEET 1 OF 29
JBE PROJECT NO. 19102

GENERAL LEGEND

EXISTING	DESCRIPTION
	PROPERTY LINES
	SETBACK LINES
	FRESHWATER WETLANDS LINE
	STREAM CHANNEL
	TREE LINE
	STONEWALL
	BARBED WIRE
	FENCE
	STOCKADE FENCE
	FLOOD PLAIN LINE
	ZONELINE
	EASEMENT
	IRON PIPE/IRON ROD
	DRILL HOLE
	STONE/GRAVITE BOUND
	BENCHMARK (TBM)
	TREES AND BUSHES
	FRESHWATER WETLANDS
	GRANITE BOUND TO BE SET
	IRON PIN TO BE SET



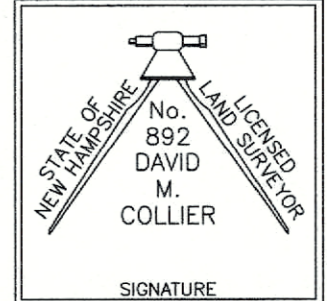
PLAN REFERENCES:

- "PLAT OF LAND EXETER, NH FOR SCOTT CARLISLE, III"; PREPARED BY DURGIN SCOFIELD ASSOCIATES; DATED FEBRUARY 23, 1989; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-19708.
- "PLAT OF LAND EXETER, NH FOR SCOTT CARLISLE, III"; PREPARED BY DURGIN SCOFIELD ASSOCIATES; DATED APRIL 26, 1988; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAN D-17892.
- "PLAN OF LAND FOR COURMA LTD IN EXETER, NH"; PREPARED BY PARKER SURVEY ASSOCIATES; DATED DECEMBER 31, 1984; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS D-13187.
- "SUBDIVISION OF LAND FOR COURMA LTD IN EXETER, NH"; PREPARED BY PARKER SURVEY ASSOCIATES; DATED MARCH 22, 1984; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS D-12470.
- "PLANS OF PROPOSED FEDERAL AID RIGHT OF WAY PROJECT NHS-STP-F-T-018-2(79) ROW NH PROJECT NO. 11533 NHS-018-2(113)(CONSTRUCTION) NH PROJECT NO. 11533-F"; PREPARED BY THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION AND HOLDEN ENGINEERING & SURVEYING, INC.; DATED SEPTEMBER 4, 1994.
- "SUBDIVISION PLAN EXETER HIGHLANDS EXETER, NH"; PREPARED BY HOLDEN ENGINEERING & SURVEYING, INC.; DATED NOVEMBER 15, 1989; RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AS PLAT D-19913.

CERTIFICATION:

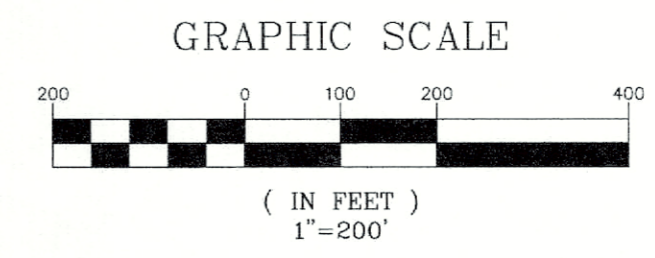
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE:



SUBDIVISION NOTES:

- THE INTENT OF THIS PLAN IS TO SUBDIVIDE MAP 33 LOT 26 INTO TWELVE (12) SINGLE FAMILY OPEN-SPACE RESIDENTIAL LOTS WITH ONSITE WATER AND SEPTIC. COMPLETE 25 SHEET PLAN SET IS ON FILE AT THE PLANNING BOARD OFFICE.
- ZONING DISTRICT: OPEN SPACE
LOT AREA MINIMUM = 15,000 S.F.
LOT FRONTAGE MINIMUM = 50'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 25'
SIDE SETBACK = 15'
REAR SETBACK = 20'
WETLAND SETBACK = AS SHOWN
MAX. BUILDING HEIGHT = 35'
ZONING DISTRICT: R-1
LOT AREA MINIMUM = 2 ACRES
LOT FRONTAGE MINIMUM = 150'
BUILDING SETBACKS (MINIMUM):
FRONT SETBACK = 25'
SIDE SETBACK = 15'
REAR SETBACK = 25'
WETLAND SETBACK = AS SHOWN
MAX. BUILDING HEIGHT = 35'
- WITH APPROVAL OF THIS PLAN BY THE PLANNING BOARD, THE FOLLOWING WAIVERS ARE GRANTED FROM THE "SUBDIVISION REGULATIONS":
a.) SITE AND SUBDIVISION REGULATIONS SECT. 7.4.12-REQUIRING SURVEYED METES AND BOUNDS FOR ENTIRE PARCEL.
- NHDES APPROVAL FOR SUBDIVISION PERMIT NO. eSA2022122301, DATED 12/23/22. NHDES ALTERATION OF TERRAIN PERMIT NO. Aot-2263, DATED 12/07/22.

- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE X SHADED DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 3301500238E, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 239 OF 681, IN ROCKINGHAM COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SUBJECT PARCEL IS ALSO ON MAP NO. 3301500238E AND IS IN ZONE X UNSHADED.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
- 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.
- ALL CONSTRUCTION WILL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- GRANITE BOUNDS TO BE SET AT ALL ROADWAY POINTS OF CURVATURE AND TANGENCY, IRON RODS WITH SURVEY CAPS TO BE SET AT ALL PROPERTY CORNERS AND ANGLE POINTS, UNLESS OTHERWISE INDICATED. ALL MONUMENTS SET ARE 5/8" IRON RODS WITH ALUMINUM CAPS MARKED "JONES & BEACH ENGINEERS BOUNDARY, DO NOT DISTURB, STRATHAM, N.H." AS SHOWN.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY BRENDAN QUIGLEY OF GOVE ENVIRONMENTAL SERVICES, INC. IN JUNE, 2020 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- UPON APPROVAL BY THE TOWN, THE PROPOSED ROAD WILL BE CONVEYED TO THE TOWN.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS AND ABUTTING OWNERS ARE BASED ON THE TOWN OF EXETER TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF EXETER ASSESSORS OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
- ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.

Design: BWG	Draft: DFP	Date: 10/26/2022
Checked: BWG	Scale: AS-NOTED	Project No.: 19102
Drawing Name: 19102-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
11	01/02/23	REVISED PER FINAL SUBMITTAL	BWG
7	11/08/22	REVISED PER NHDES Aot & NHF&G	BWG
5	08/04/22	REVISED PER NHDES Aot	BWG
4	06/14/22	REVISED PER NHDES Aot	BWG
3	04/19/22	REVISED PER NHDES Aot	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SUBDIVISION PLAN**
MAP 33 LOT 26

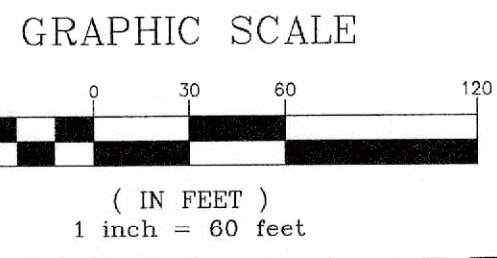
Project: **TAX MAP 33 LOT 26**
19 WATSON ROAD, EXETER, NH

Owner of Record: **SCOTT W. CARLISLE III**
14 CASS STREET, EXETER, NH 03833

DRAWING No. **A1**

SHEET 5 OF 29
JBE PROJECT NO. 19102

F:\CADD\MASTER STANDARD.dwg\JBE-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT



MAP 33 / LOT 13
ASACKER C KIMBERLY
2 DEER RUN RD
EXETER, NH 03833
BK 3225/ PG 1167

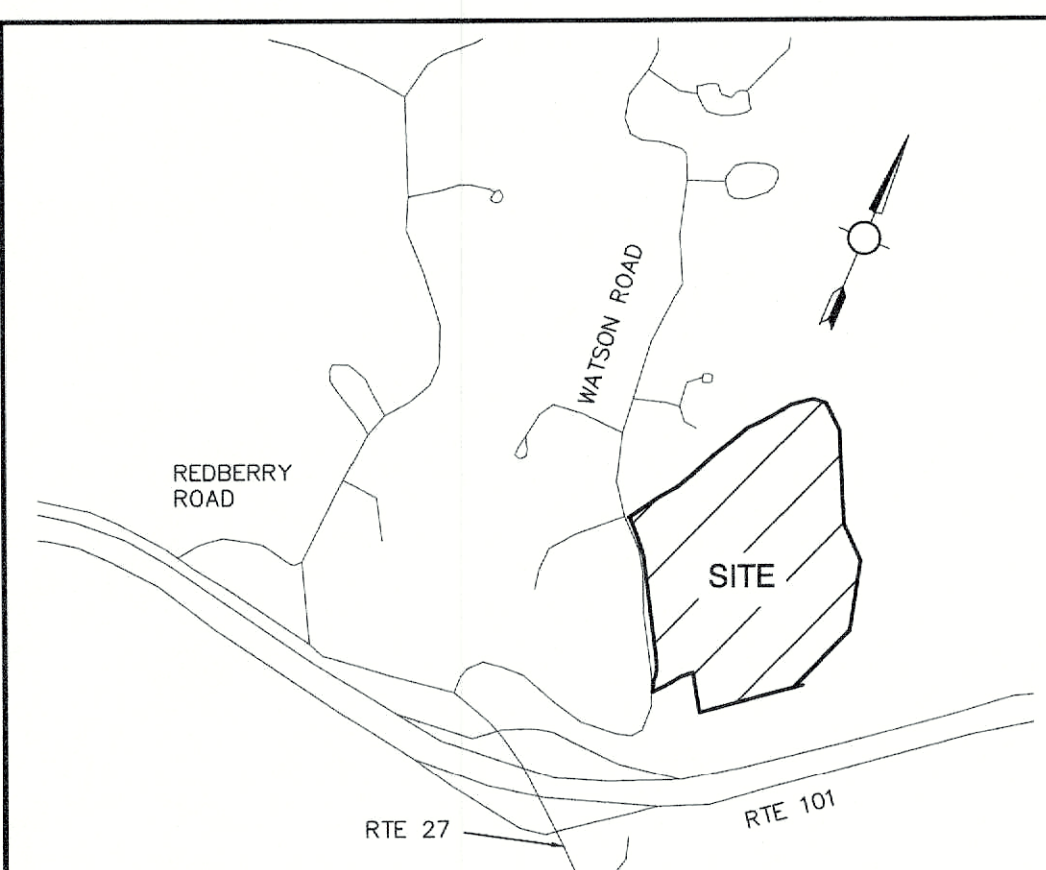
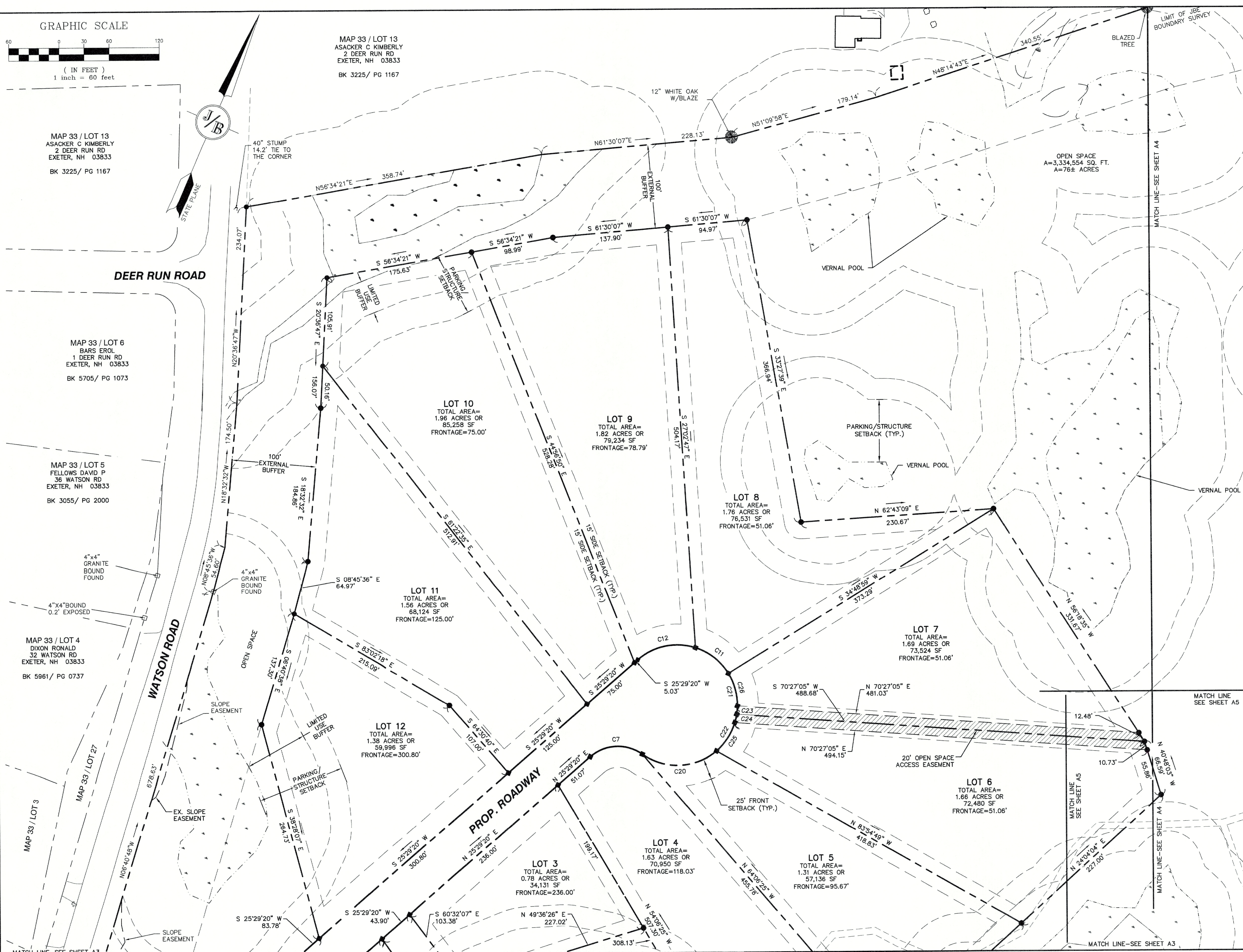
MAP 33 / LOT 13
ASACKER C KIMBERLY
2 DEER RUN RD
EXETER, NH 03833
BK 3225/ PG 1167

MAP 33 / LOT 6
BARS EROL
1 DEER RUN RD
EXETER, NH 03833
BK 5705/ PG 1073

MAP 33 / LOT 5
FELLOWS DAVID P
36 WATSON RD
EXETER, NH 03833
BK 3055/ PG 2000

MAP 33 / LOT 4
DIXON RONALD
32 WATSON RD
EXETER, NH 03833
BK 5961/ PG 0737

F:\CADD\MASTER STANDARD\dwg\LB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT



LOCUS
SCALE: 1"=2,000'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.12'	42.43'	N 38°19'22" E	90°00'00"
C2	225.00'	53.79'	53.66'	S 76°28'29" W	13°41'47"
C3	225.00'	113.41'	112.21'	S 55°11'12" W	28°52'47"
C4	225.00'	10.02'	10.02'	S 42°01'20" W	02°33'03"
C5	225.00'	10.05'	10.05'	N 39°28'01" E	02°33'36"
C6	225.00'	59.92'	59.74'	N 33°07'04" E	15°15'28"
C7	50.00'	66.96'	62.07'	N 63°51'18" E	76°43'55"
C8	72.00'	95.67'	88.79'	N 64°09'13" E	76°08'04"
C9	72.00'	51.06'	50.00'	N 05°46'08" E	40°38'06"
C10	72.00'	51.06'	50.00'	S 34°51'58" E	40°38'06"
C11	72.00'	51.06'	50.00'	N 75°30'04" W	40°38'06"
C12	72.00'	73.76'	70.57'	N 54°50'07" E	58°41'33"
C13	175.00'	176.64'	169.24'	N 54°24'21" E	57°50'02"
C14	30.00'	47.12'	42.43'	S 51°40'38" E	90°00'00"
C20	72.00'	95.67'	88.79'	N 64°09'13" E	76°08'04"
C21	72.00'	51.06'	50.00'	N 05°46'08" E	40°38'06"
C22	72.00'	51.06'	50.00'	N 05°46'08" E	40°38'06"
C23	72.00'	10.01'	10.00'	N 18°31'52" W	07°57'55"
C24	72.00'	10.01'	10.00'	N 10°30'59" W	07°57'55"
C25	72.00'	40.93'	40.38'	N 09°48'04" E	32°34'15"
C26	72.00'	41.05'	40.50'	N 38°50'53" W	32°40'11"
C28	225.00'	49.86'	49.76'	S 31°50'16" W	12°41'52"
C29	225.00'	10.05'	10.05'	S 39°28'01" W	02°33'36"
C30	225.00'	10.02'	10.02'	N 42°01'20" E	02°33'03"
C31	225.00'	103.39'	102.49'	N 56°27'44" E	26°19'44"

ADDITIONAL ABUTTERS:

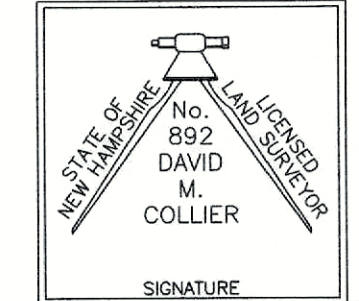
MAP 33 / LOT 3
JEDREY RICHARD A
28 WATSON RD
EXETER, NH 03833
BK 4969/ PG 2235

MAP 33 / LOT 27
EXETER TOWN OF
10 FRONT STREET
EXETER, NH 03833
BK 5460/ PG 1787

CERTIFICATION:

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE:

TOWN OF EXETER PLANNING BOARD

DATE:

CHAIRMAN

PROJECT PARCEL
TOWN OF EXETER
TAX MAP 33 LOT 26

APPLICANT/OWNER
WW. SCOTT CARLISLE, III
14 CASS STREET
EXETER, NH 03833

TOTAL LOT AREA
4,268,578 SQ. FT.
97.99 ACRES

REV.	DATE	REVISION	BY
11	01/02/23	REVISED PER FINAL SUBMITTAL	BWG
7	11/08/22	REVISED PER NHDES AOT & NHF&G	BWG
5	08/04/22	REVISED PER NHDES AOT	BWG
4	06/14/22	REVISED PER NHDES AOT	BWG
3	04/19/22	REVISED PER NHDES AOT	BWG
REV.	DATE	REVISION	BY

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SUBDIVISION PLAN**
MAP 33, LOT 26

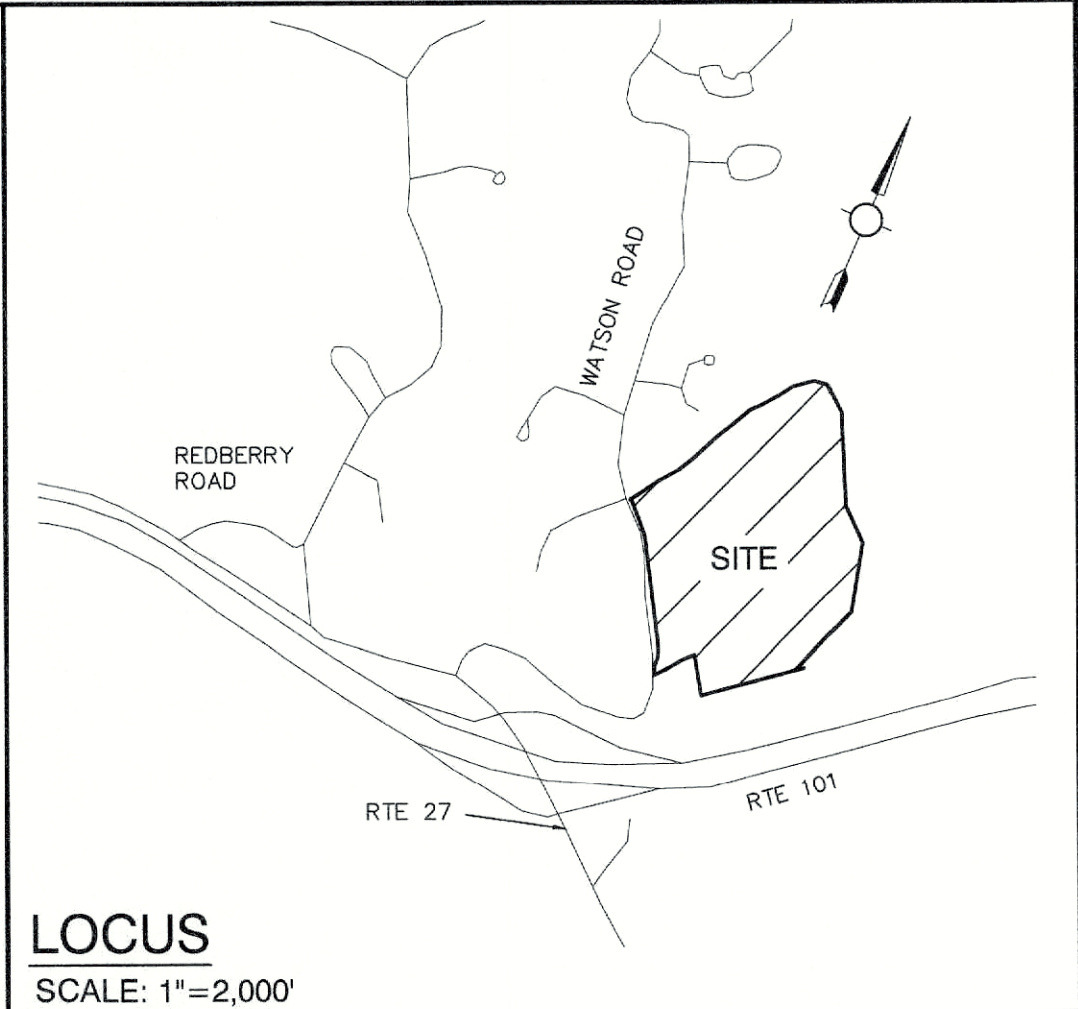
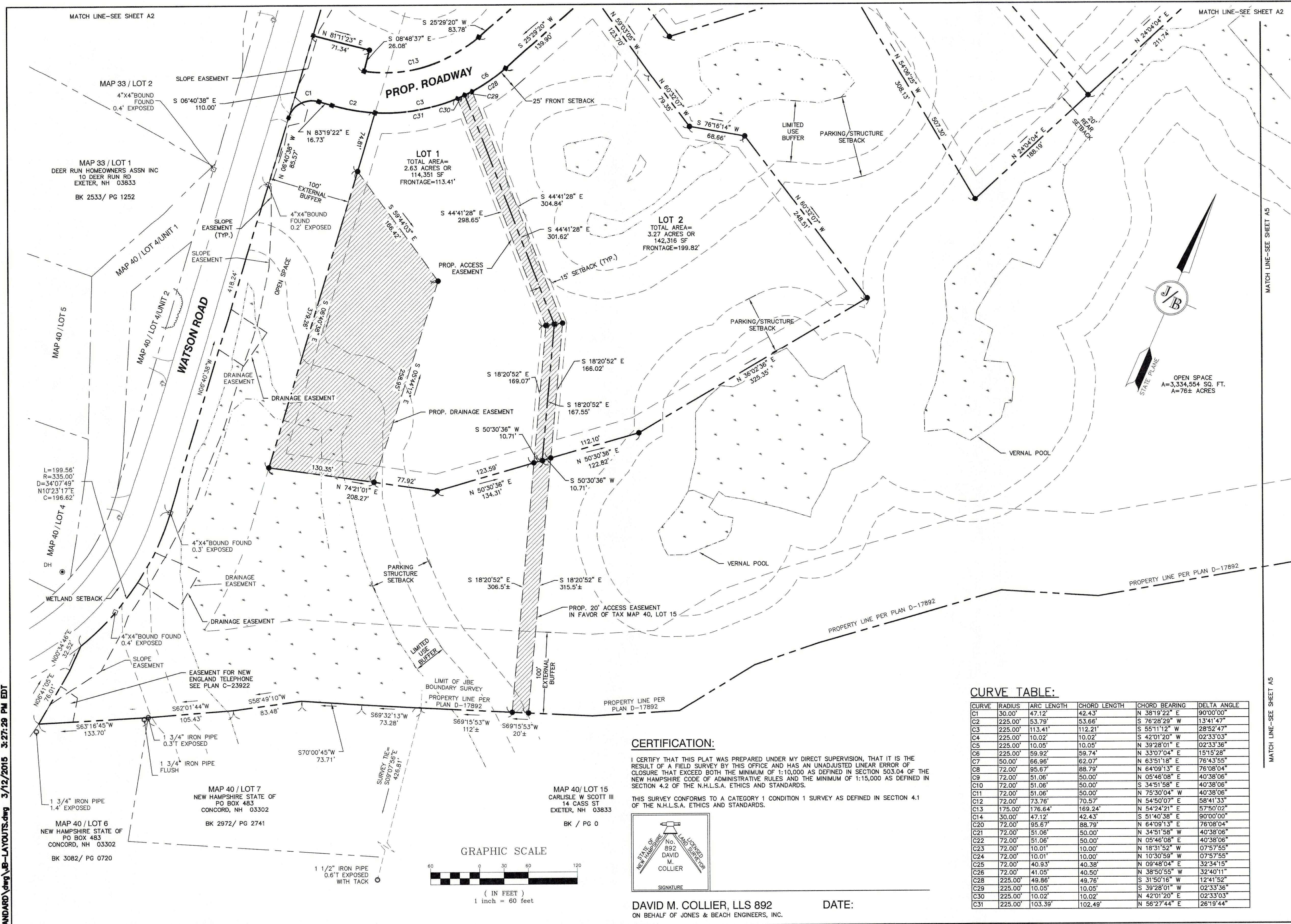
Project: **TAX MAP 33 LOT 26**
19 WATSON ROAD, EXETER, NH

Owner of Record: **SCOTT W. CARLISLE III**
14 CASS STREET, EXETER, NH 03833

DRAWING No.

A2

SHEET 6 OF 29
JBE PROJECT NO. 19102



GENERAL LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINES
---	SETBACK LINES
---	FRESHWATER WETLANDS LINE
---	STREAM CHANNEL
---	TREE LINE
---	STONEWALL
---	BARBED WIRE
---	FENCE
---	STOCKADE FENCE
---	FLOOD PLAIN LINE
---	ZONELINE
---	EASEMENT
○	IRON PIPE/IRON ROD
○	DRILL HOLE
□	STONE/GRANITE BOUND
+	BENCHMARK (TBM)
●	TREES AND BUSHES
●	FRESHWATER WETLANDS
●	GRANITE BOUND TO BE SET
●	IRON PIN TO BE SET

ADDITIONAL ABUTTERS:

MAP 33 / LOT 2 ARGIERI ELLEN M 10 DEER RUN RD EXETER, NH 03833 BK 2533 / PG 1252	MAP 40 / LOT 4/UNIT 2 EXETER TOWN OF 10 FRONT STREET EXETER, NH 03833 BK 0 / PG 0	MAP 40 / LOT 5 ST HILAIRE MICHELE A 16 WATSON RD EXETER, NH 03833 BK 4459 / PG 2680
MAP 40 / LOT 4/UNIT 1 EXETER TOWN OF 10 FRONT STREET EXETER, NH 03833 BK 0 / PG 0	MAP 40 / LOT 4 HOUE FAMILY REVOCABLE TRUST 12 WATSON RD EXETER, NH 03833 BK 5760 / PG 2262	

PROJECT PARCEL
TOWN OF EXETER
TAX MAP 33 LOT 26

APPLICANT/OWNER
WW. SCOTT CARLISLE III
14 CASS STREET
EXETER, NH 03833

TOTAL LOT AREA
4,268,578 SQ. FT.
97.99 ACRES

TOWN OF EXETER PLANNING BOARD

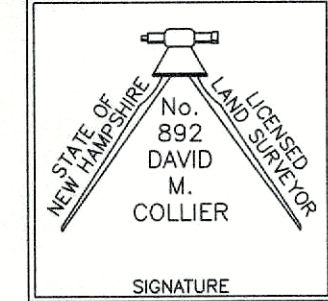
DATE: _____

CHAIRMAN _____

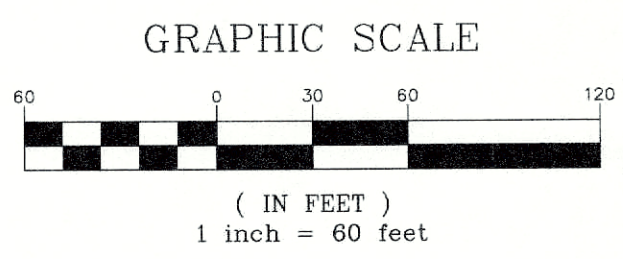
CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.12'	42.43'	N 381°22' E	90°00'00"
C2	225.00'	53.79'	53.66'	S 76°28'29" W	13°41'47"
C3	225.00'	113.41'	112.21'	S 55°11'12" W	28°52'47"
C4	225.00'	10.02'	10.02'	S 42°01'20" W	02°33'03"
C5	225.00'	10.05'	10.05'	N 39°28'01" E	02°33'36"
C6	225.00'	59.92'	59.74'	N 33°07'04" E	15°15'28"
C7	50.00'	66.96'	62.07'	N 63°51'18" E	76°43'55"
C8	72.00'	95.67'	88.79'	N 64°09'13" E	76°08'04"
C9	72.00'	51.06'	50.00'	N 05°46'08" E	40°38'06"
C10	72.00'	51.06'	50.00'	S 34°51'58" E	40°38'06"
C11	72.00'	51.06'	50.00'	N 75°30'04" W	40°38'06"
C12	72.00'	73.76'	70.57'	N 54°50'07" E	58°41'33"
C13	175.00'	176.64'	169.24'	N 54°24'21" E	57°50'02"
C14	30.00'	47.12'	42.43'	S 51°40'38" E	90°00'00"
C20	72.00'	95.67'	88.79'	N 64°09'13" E	76°08'04"
C21	72.00'	51.06'	50.00'	N 34°51'58" W	40°38'06"
C22	72.00'	51.06'	50.00'	N 05°46'08" E	40°38'06"
C23	72.00'	10.01'	10.00'	N 18°31'52" W	07°57'55"
C24	72.00'	10.01'	10.00'	N 10°30'59" W	07°57'55"
C25	72.00'	40.93'	40.38'	N 09°48'04" E	32°34'15"
C26	72.00'	41.05'	40.50'	N 38°50'55" W	32°40'11"
C28	225.00'	48.86'	48.76'	S 31°50'16" W	12°41'52"
C29	225.00'	10.05'	10.05'	S 39°28'01" W	02°33'36"
C30	225.00'	10.02'	10.02'	N 42°01'20" E	02°33'03"
C31	225.00'	103.39'	102.49'	N 56°27'44" E	26°19'44"

CERTIFICATION:
I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.
THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC. DATE: _____



Design: BWG	Draft: DFP	Date: 10/26/2022
Checked: BWG	Scale: AS-NOTED	Project No.: 19102
Drawing Name: 19102-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
11	01/02/23	REVISED PER FINAL SUBMITTAL	BWG
7	11/08/22	REVISED PER NHDES AOT & NHF&G	BWG
5	08/04/22	REVISED PER NHDES AOT	BWG
4	06/14/22	REVISED PER NHDES AOT	BWG
3	04/19/22	REVISED PER NHDES AOT	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SUBDIVISION PLAN**
MAP 33, LOT 26

Project: **TAX MAP 33 LOT 26**
19 WATSON ROAD, EXETER, NH

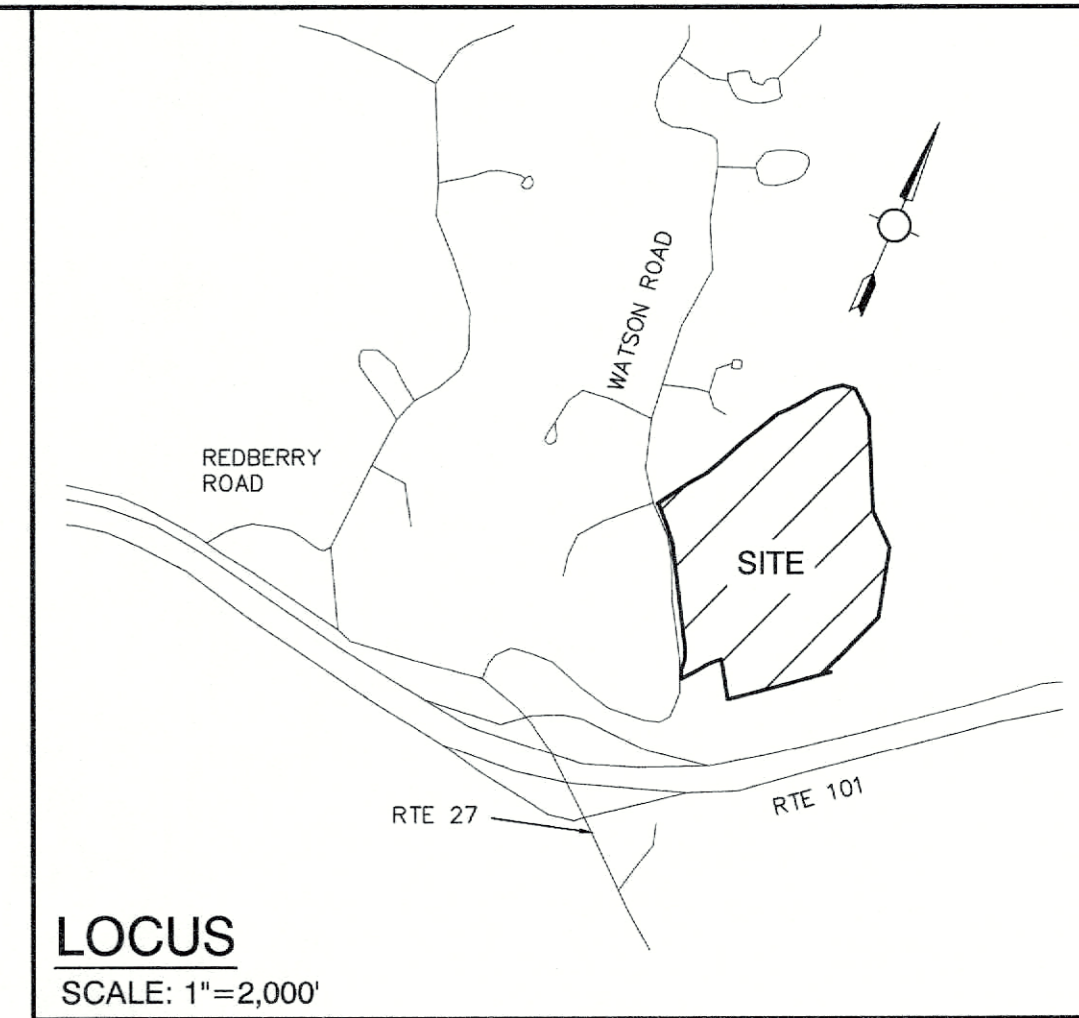
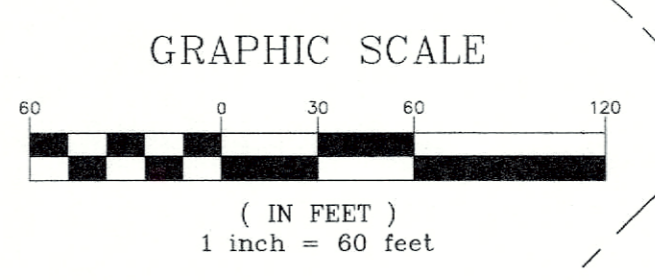
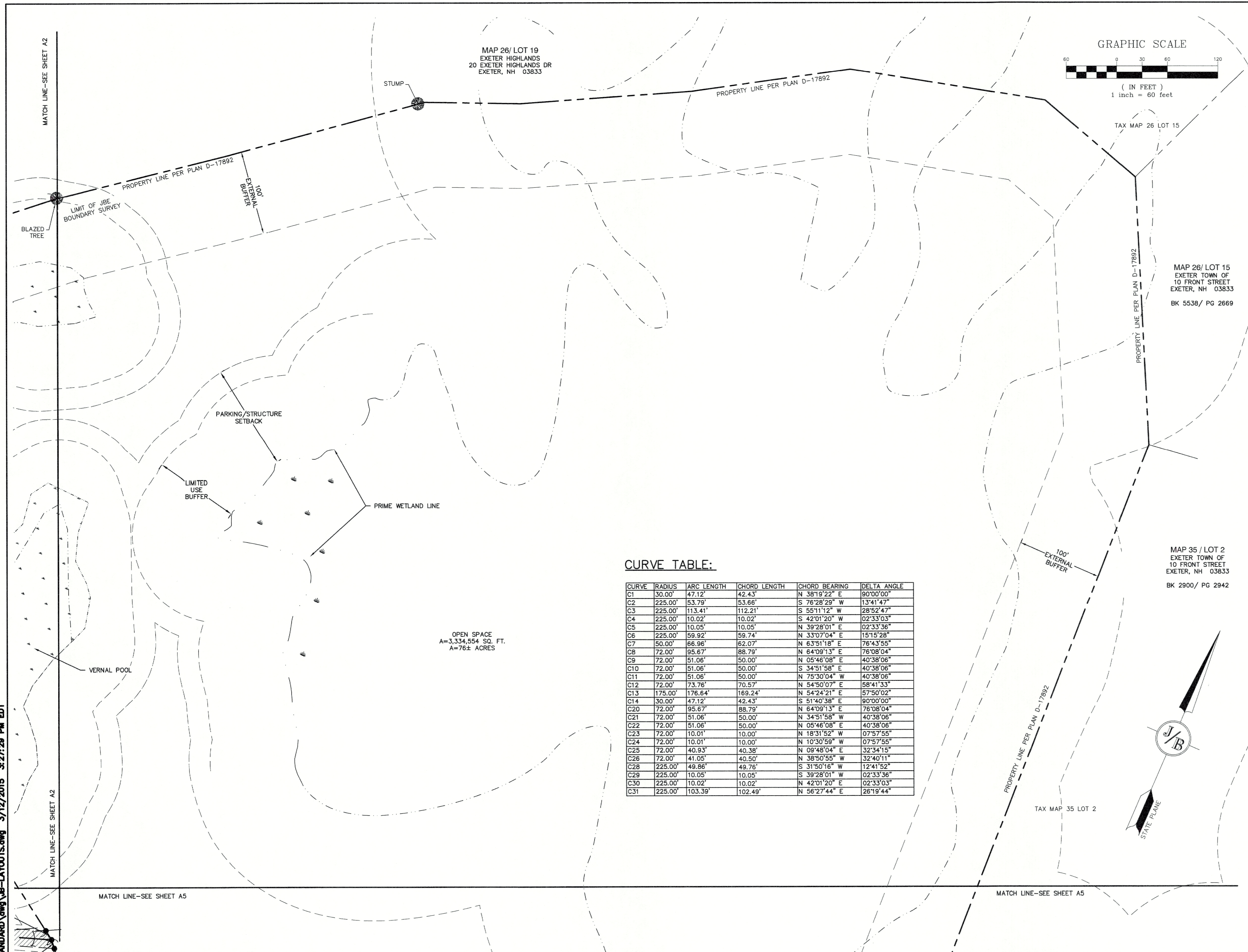
Owner of Record: **SCOTT W. CARLISLE III**
14 CASS STREET, EXETER, NH 03833

DRAWING No. **A3**

SHEET 7 OF 29
JBE PROJECT NO. 19102

F:\CADD\MASTER STANDARD\dwg\LB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

F:\CADD\MASTER STANDARD\dwg\LB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT



GENERAL LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINES
- - -	SETBACK LINES
- · - · -	FRESHWATER WETLANDS LINE
~ ~ ~	STREAM CHANNEL
— · — · —	TREE LINE
— · — · — · —	STONEWALL
— · — · — · — · —	BARBED WIRE
— · — · — · — · — · —	FENCE
— · — · — · — · — · — · —	STOCKADE FENCE
— · — · — · — · — · — · — · —	FLOOD PLAIN LINE
— · — · — · — · — · — · — · — · —	ZONELINE
— · — · — · — · — · — · — · — · — · —	EASEMENT
○	IRON PIPE/IRON ROD
⊗	DRILL HOLE
□	STONE/GRANITE BOUND
⊕	BENCHMARK (TBM)
⊙	TREES AND BUSHES
⊙	FRESHWATER WETLANDS
■	GRANITE BOUND TO BE SET
•	IRON PIN TO BE SET

CURVE TABLE:

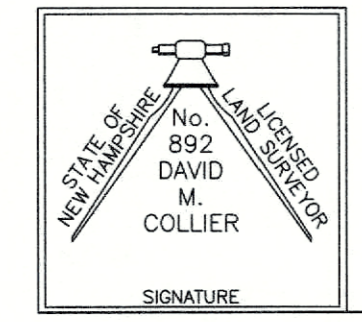
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	47.12'	42.43'	N 38°19'22" E	90°00'00"
C2	225.00'	53.79'	53.66'	S 76°28'29" W	13°41'47"
C3	225.00'	113.41'	112.21'	S 55°11'12" W	28°52'47"
C4	225.00'	10.02'	10.02'	S 42°01'20" W	02°33'03"
C5	225.00'	10.05'	10.05'	N 39°28'01" E	02°33'36"
C6	225.00'	59.92'	59.74'	N 33°07'04" E	15°15'28"
C7	50.00'	66.96'	62.07'	N 63°51'18" E	76°43'55"
C8	72.00'	95.67'	88.79'	N 64°09'13" E	76°08'04"
C9	72.00'	51.06'	50.00'	N 05°46'08" E	40°38'06"
C10	72.00'	51.06'	50.00'	S 34°51'58" E	40°38'06"
C11	72.00'	51.06'	50.00'	N 75°30'04" W	40°38'06"
C12	72.00'	73.76'	70.57'	N 54°30'07" E	58°41'33"
C13	175.00'	176.84'	169.24'	N 54°24'21" E	57°50'02"
C14	30.00'	47.12'	42.43'	S 51°40'38" E	90°00'00"
C20	72.00'	95.67'	88.79'	N 64°09'13" E	76°08'04"
C21	72.00'	51.06'	50.00'	N 34°51'58" W	40°38'06"
C22	72.00'	51.06'	50.00'	N 05°46'08" E	40°38'06"
C23	72.00'	10.01'	10.00'	N 18°31'52" W	07°57'55"
C24	72.00'	10.01'	10.00'	N 10°30'59" W	07°57'55"
C25	72.00'	40.93'	40.38'	N 09°48'04" E	32°34'15"
C26	72.00'	41.05'	40.50'	N 38°50'55" W	32°40'11"
C28	225.00'	49.86'	49.76'	S 31°50'16" W	12°41'52"
C29	225.00'	10.05'	10.05'	S 39°28'01" W	02°33'36"
C30	225.00'	10.02'	10.02'	N 42°01'20" E	02°33'03"
C31	225.00'	103.39'	102.49'	N 56°27'44" E	26°19'44"

OPEN SPACE
A=3,334,554 SQ. FT.
A=76± ACRES

CERTIFICATION:

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



DAVID M. COLLIER, LLS 892
ON BEHALF OF JONES & BEACH ENGINEERS, INC. DATE:

TOWN OF EXETER PLANNING BOARD	PROJECT PARCEL TOWN OF EXETER TAX MAP 33 LOT 26
DATE:	APPLICANT/OWNER W.W. SCOTT CARLISLE, III 14 CASS STREET EXETER, NH 03833
CHAIRMAN	TOTAL LOT AREA 4,268,578 SQ. FT. 97.99 ACRES

Design: BWG	Draft: DFP	Date: 10/26/2022
Checked: BWG	Scale: AS-NOTED	Project No.: 19102
Drawing Name: 19102-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
11	01/02/23	REVISED PER FINAL SUBMITTAL	BWG
7	11/08/22	REVISED PER NHDES AoT & NHF&G	BWG
5	08/04/22	REVISED PER NHDES AoT	BWG
4	06/14/22	REVISED PER NHDES AoT	BWG
3	04/19/22	REVISED PER NHDES AoT	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

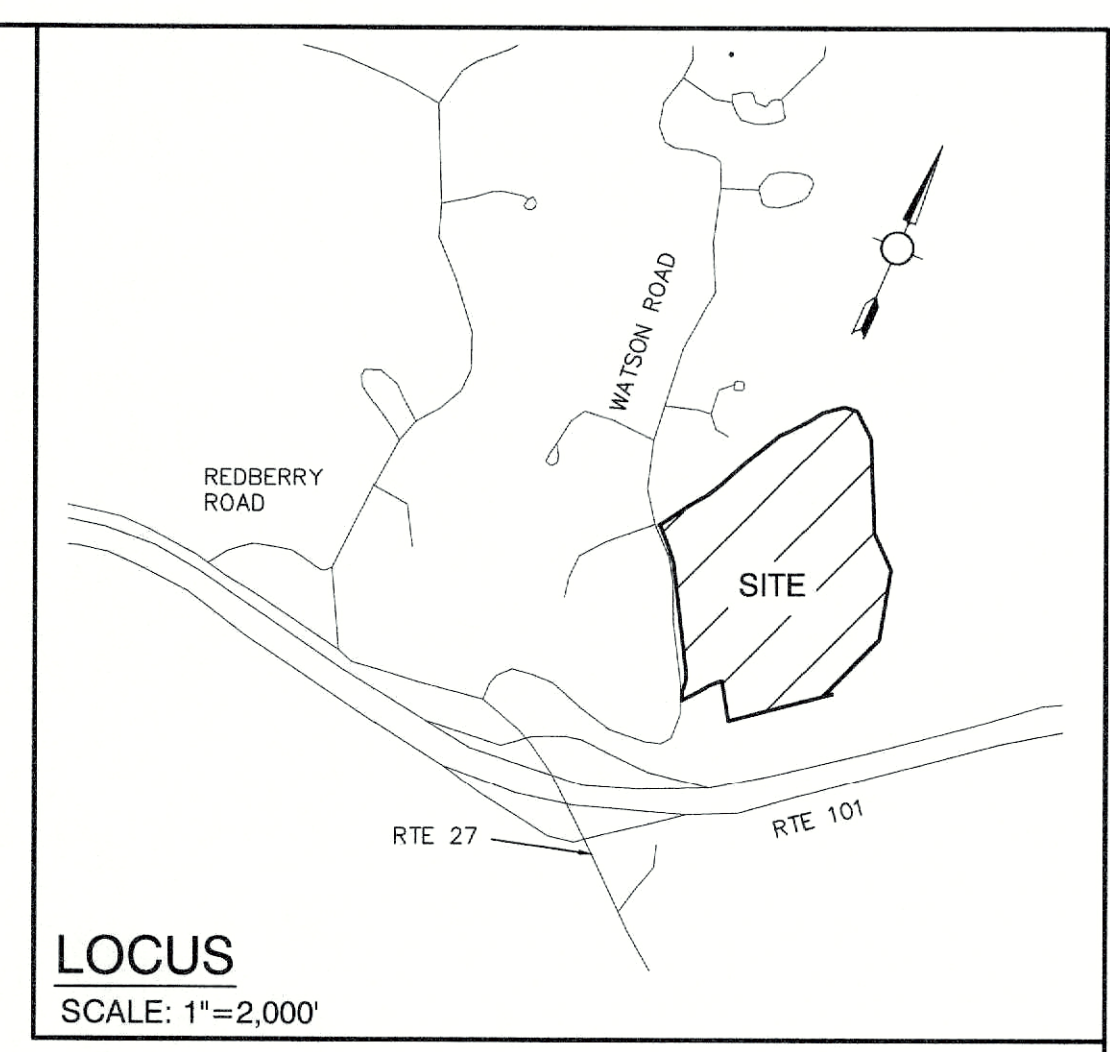
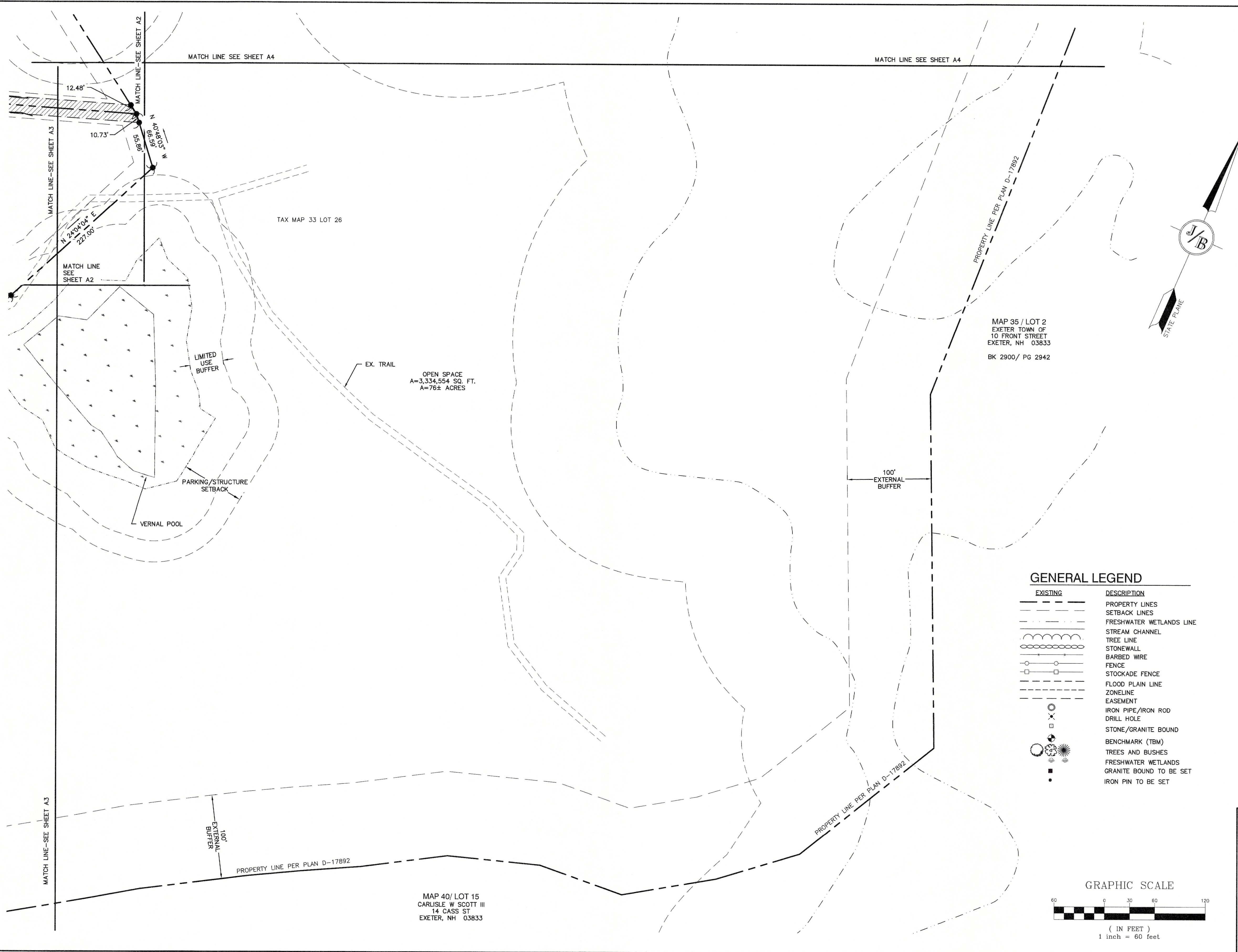
Plan Name:	SUBDIVISION PLAN MAP 33, LOT 26
Project:	TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH
Owner of Record:	SCOTT W. CARLISLE III 14 CASS STREET, EXETER, NH 03833

DRAWING No.

A4

SHEET 8 OF 29
JBE PROJECT NO. 19102

F:\CADD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:28 PM EDT



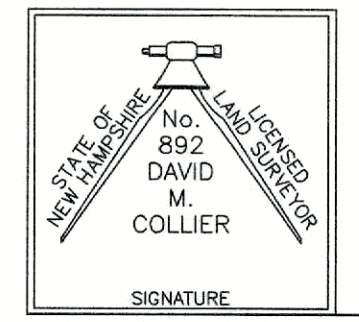
CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.12'	42.43'	N 38°19'22" E	90°00'00"
C2	225.00'	53.79'	53.66'	S 76°28'29" W	13°41'47"
C3	225.00'	113.41'	112.21'	S 55°11'12" W	28°52'47"
C4	225.00'	10.02'	10.02'	S 42°01'20" W	02°33'03"
C5	225.00'	10.05'	10.05'	N 39°28'01" E	02°33'36"
C6	225.00'	59.92'	59.74'	N 33°07'04" E	15°15'28"
C7	50.00'	66.95'	62.07'	N 63°51'18" E	76°43'55"
C8	72.00'	95.67'	88.79'	N 64°08'13" E	76°08'04"
C9	72.00'	51.06'	50.00'	N 05°46'08" E	40°38'06"
C10	72.00'	51.06'	50.00'	S 34°51'58" E	40°38'06"
C11	72.00'	51.06'	50.00'	N 75°30'04" W	40°38'06"
C12	72.00'	73.76'	70.57'	N 54°50'07" E	58°41'33"
C13	175.00'	176.64'	169.24'	N 54°24'21" E	57°50'02"
C14	30.00'	47.12'	42.43'	S 51°40'38" E	90°00'00"
C20	72.00'	95.67'	88.79'	N 64°08'13" E	76°08'04"
C21	72.00'	51.06'	50.00'	N 34°51'58" W	40°38'06"
C22	72.00'	51.06'	50.00'	N 05°46'08" E	40°38'06"
C23	72.00'	10.01'	10.00'	N 18°31'52" W	07°57'55"
C24	72.00'	10.01'	10.00'	N 10°30'59" W	07°57'55"
C25	72.00'	40.93'	40.38'	N 09°48'04" E	32°34'15"
C26	72.00'	41.05'	40.50'	N 38°50'55" W	32°40'11"
C28	225.00'	49.86'	49.76'	S 31°50'16" W	12°41'52"
C29	225.00'	10.05'	10.05'	S 39°28'01" W	02°33'36"
C30	225.00'	10.02'	10.02'	N 42°01'20" E	02°33'03"
C31	225.00'	103.39'	102.49'	N 56°27'44" E	26°19'44"

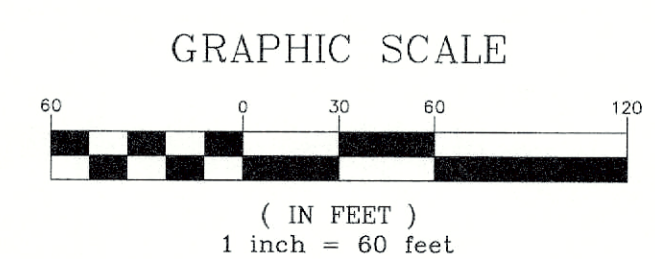
GENERAL LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINES
---	SETBACK LINES
---	FRESHWATER WETLANDS LINE
---	STREAM CHANNEL
---	TREE LINE
---	STONEWALL
---	BARBED WIRE
---	FENCE
---	STOCKADE FENCE
---	FLOOD PLAIN LINE
---	ZONELINE
---	EASEMENT
---	IRON PIPE/IRON ROD
---	DRILL HOLE
---	STONE/GRANITE BOUND
---	BENCHMARK (TBM)
---	TREES AND BUSHES
---	FRESHWATER WETLANDS
---	GRANITE BOUND TO BE SET
---	IRON PIN TO BE SET

CERTIFICATION:
 I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.
 THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



DAVID M. COLLIER, LLS 892
 ON BEHALF OF JONES & BEACH ENGINEERS, INC. **DATE:**



TOWN OF EXETER PLANNING BOARD	PROJECT PARCEL TOWN OF EXETER TAX MAP 33 LOT 26
	APPLICANT/OWNER WW. SCOTT CARLISLE, III 14 CASS STREET EXETER, NH 03833
CHAIRMAN	TOTAL LOT AREA 4,268,578 SQ. FT. 97.99 ACRES

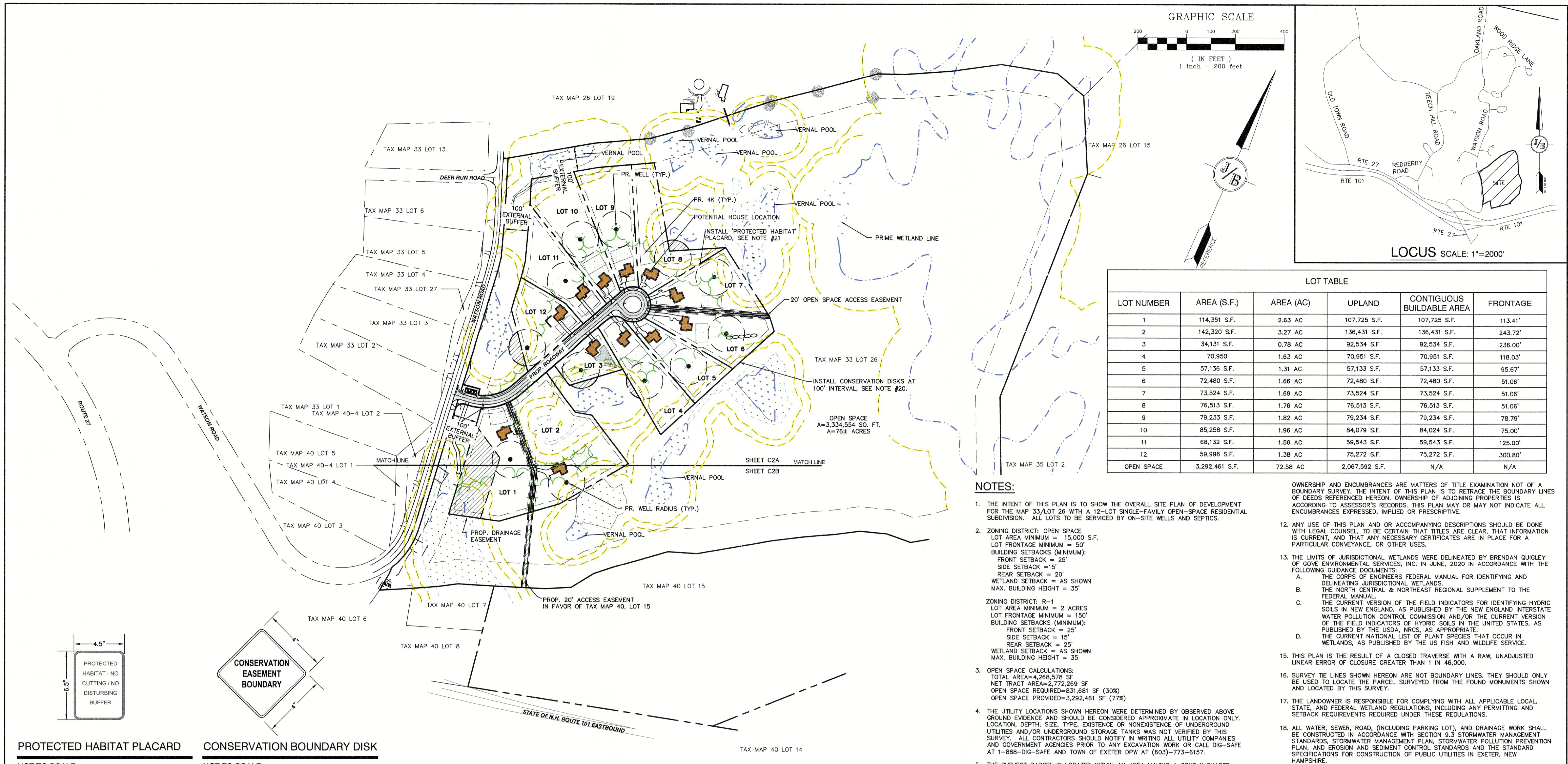
Design: BWG	Draft: DFP	Date: 10/26/2022
Checked: BWG	Scale: AS-NOTED	Project No.: 19102
Drawing Name: 19102-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
11	01/02/23	REVISED PER FINAL SUBMITTAL	BWG
7	11/08/22	REVISED PER NHDES AOT & NHF&G	BWG
5	08/04/22	REVISED PER NHDES AOT	BWG
4	06/14/22	REVISED PER NHDES AOT	BWG
3	04/19/22	REVISED PER NHDES AOT	BWG

J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SUBDIVISION PLAN**
 MAP 33, LOT 26
 Project: **TAX MAP 33 LOT 26**
19 WATSON ROAD, EXETER, NH
 Owner of Record: **SCOTT W. CARLISLE III**
14 CASS STREET, EXETER, NH 03833

DRAWING No. **A5**
 SHEET 9 OF 29
 JBE PROJECT NO. 19102

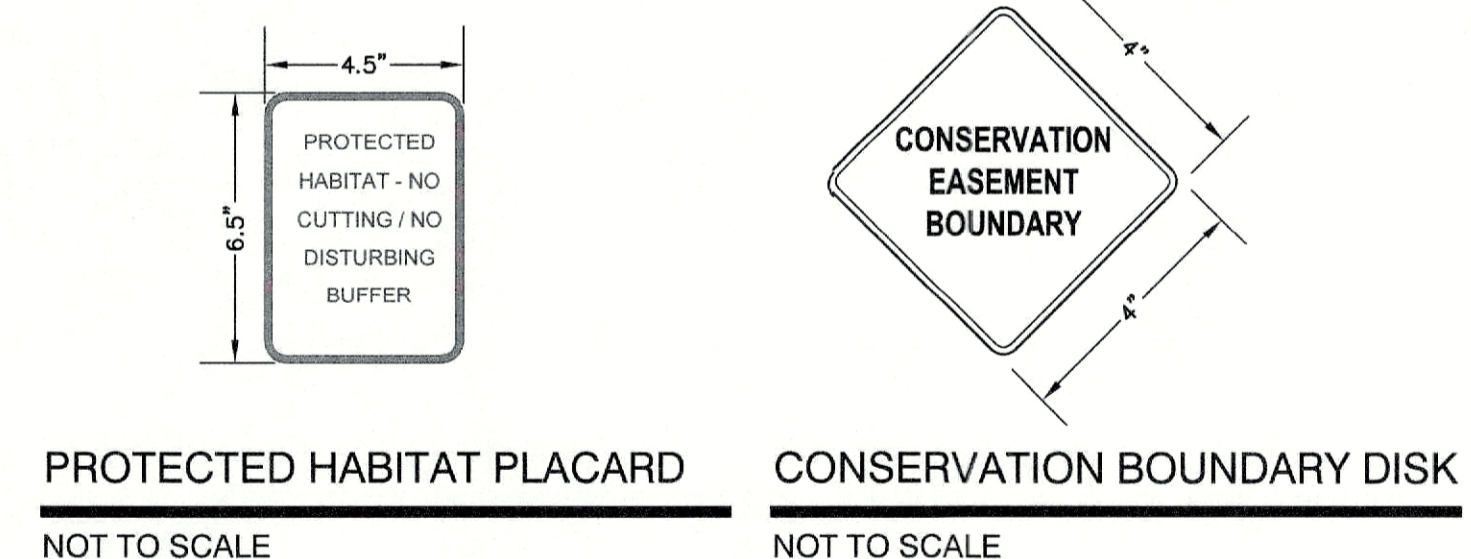


LOT TABLE

LOT NUMBER	AREA (S.F.)	AREA (AC)	UPLAND	CONTIGUOUS BUILDABLE AREA	FRONTAGE
1	114,351 S.F.	2.63 AC	107,725 S.F.	107,725 S.F.	113.41'
2	142,320 S.F.	3.27 AC	136,431 S.F.	136,431 S.F.	243.72'
3	34,131 S.F.	0.78 AC	92,534 S.F.	92,534 S.F.	236.00'
4	70,950	1.63 AC	70,951 S.F.	70,951 S.F.	118.03'
5	57,136 S.F.	1.31 AC	57,133 S.F.	57,133 S.F.	95.67'
6	72,480 S.F.	1.66 AC	72,480 S.F.	72,480 S.F.	51.06'
7	73,524 S.F.	1.69 AC	73,524 S.F.	73,524 S.F.	51.06'
8	76,513 S.F.	1.76 AC	76,513 S.F.	76,513 S.F.	51.06'
9	79,233 S.F.	1.82 AC	79,234 S.F.	79,234 S.F.	78.79'
10	85,258 S.F.	1.96 AC	84,079 S.F.	84,024 S.F.	75.00'
11	68,132 S.F.	1.56 AC	59,543 S.F.	59,543 S.F.	125.00'
12	59,996 S.F.	1.38 AC	75,272 S.F.	75,272 S.F.	300.80'
OPEN SPACE	3,292,461 S.F.	72.58 AC	2,067,592 S.F.	N/A	N/A

NOTES:

- THE INTENT OF THIS PLAN IS TO SHOW THE OVERALL SITE PLAN OF DEVELOPMENT FOR THE MAP 33/LOT 26 WITH A 12-LOT SINGLE-FAMILY OPEN-SPACE RESIDENTIAL SUBDIVISION. ALL LOTS TO BE SERVICED BY ON-SITE WELLS AND SEPTICS.
- ZONING DISTRICT: OPEN SPACE
 LOT AREA MINIMUM = 15,000 S.F.
 LOT FRONTAGE MINIMUM = 50'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 25'
 REAR SETBACK = 20'
 SIDE SETBACK = 15'
 WETLAND SETBACK = AS SHOWN
 MAX. BUILDING HEIGHT = 35'
 ZONING DISTRICT: R-1
 LOT AREA MINIMUM = 2 ACRES
 LOT FRONTAGE MINIMUM = 150'
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 25'
 REAR SETBACK = 25'
 SIDE SETBACK = 15'
 WETLAND SETBACK = AS SHOWN
 MAX. BUILDING HEIGHT = 35'
- OPEN SPACE CALCULATIONS:
 TOTAL AREA=4,268,578 SF
 NET TRACT AREA=2,772,269 SF
 OPEN SPACE REQUIRED=831,681 SF (30%)
 OPEN SPACE PROVIDED=3,292,461 SF (77%)
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE AND TOWN OF EXETER DPW AT (603)-773-6157.
- THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE X SHADED DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 3301500239E, WITH EFFECTIVE DATE OF MAY 17, 2005, FOR COMMUNITY PANEL NO. 239 OF 681, IN ROCKINGHAM COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SUBJECT PARCEL IS ALSO ON MAP NO. 3301500238E AND IS IN ZONE X UNSHADED.
- BASIS OF BEARING: HORIZONTAL - STATE PLANE COORDINATES. VERTICAL - NAVD 88.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF EXETER TAX RECORDS AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT THE TOWN OF EXETER ASSESSOR'S OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY BRENDAN QUIGLEY OF GOVE ENVIRONMENTAL SERVICES, INC. IN JUNE, 2020 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
 A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
 B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
 C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
 D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- THIS PLAN IS THE RESULT OF A CLOSED TRAVERSE WITH A RAW, UNADJUSTED LINEAR ERROR OF CLOSURE GREATER THAN 1 IN 46,000.
- SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
- THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
- ALL WATER, SEWER, ROAD, (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.
- THE CONTRACTOR MUST OBTAIN A VALID UTILITY PIPE INSTALLER'S LICENSE AND THE JOB SUPERVISOR OR FOREMAN MUST BE CERTIFIED BY THE TOWN BEFORE WORKING ON ANY WATER, SEWER, OR DRAINAGE PIPES THAT ARE IN A TOWN STREET OR RIGHT OF WAY, OR THAT WILL CONNECT OR MAY BE CONNECTED TO A TOWN WATER, SEWER, OR DRAINAGE SYSTEM. A LICENSED SUPERVISOR OR FOREMAN MUST BE PRESENT AT THE JOB SITE AT ALL TIMES DURING CONSTRUCTION OF THESE UTILITIES.
- CONSERVATION BOUNDARY DISKS SHALL BE INSTALLED ALONG THE LOT LINES ADJACENT TO THE PROPOSED OPEN SPACE AT 100' INTERVALS PRIOR TO THE START OF CONSTRUCTION.
- WITH THE EXCEPTION OF WETLAND BUFFER IMPACTS APPROVED BY THE TOWN OF EXETER, A 100' NO CUT, NO DISTURB BUFFER SHALL BE MAINTAINED AROUND ALL VERNAL POOLS ON-SITE AND A 25' NO CUT, NO DISTURB BUFFER SHALL BE MAINTAINED AROUND ALL OTHER WETLANDS ON-SITE AS DEPICTED. PLACARDS MARKING THESE AREAS AS "PROTECTED HABITAT - NO CUTTING / NO DISTURBING BUFFER" SHALL BE PLACED EVERY 150' ALONG THE BUFFER BOUNDARY WITHIN THE DEVELOPABLE LOTS.
- PRIOR TO TREE CLEARING ON LOTS 2, 3, 8, AND 12, THE LIMITS OF ALLOWABLE CLEARING SHALL BE IDENTIFIED ON EACH LOT.



PROJECT PARCEL TOWN OF EXETER TAX MAP 33 LOT 26	TOWN OF EXETER PLANNING BOARD
APPLICANT/OWNER WW. SCOTT CARLISLE, III 14 CASS STREET EXETER, NH 03833	DATE: CHAIRMAN
TOTAL LOT AREA 4,268,578 SQ. FT. 97.99 ACRES	

GENERAL LEGEND

SYMBOL	DESCRIPTION
(Blue dashed line)	FRESHWATER WETLANDS LINE
(Blue solid line)	VERNAL POOL LINE
(Diamond with X)	CONSERVATION BOUNDARY DISK
(Square with X)	PROTECTED HABITAT PLACARD

Design: BWG	Draft: DFP	Date: 10/26/2022
Checked: BWG	Scale: AS-NOTED	Project No.: 19102
Drawing Name: 19102-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
13	04/24/23	DRAINAGE REVISION PER TOWN ENGINEER	BWG
12	03/23/23	DRAINAGE REVISION PER TOWN ENGINEER	BWG
11	01/02/23	REVISED PER FINAL SUBMITTAL	BWG
10	12/6/22	REVISED PER NHDES AOT & NHF&G	BWG
9	12/2/22	REVISED PER NHDES AOT & NHF&G	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. Civil Engineering Services 603-772-4746
 PO Box 219 Stratham, NH 03885 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

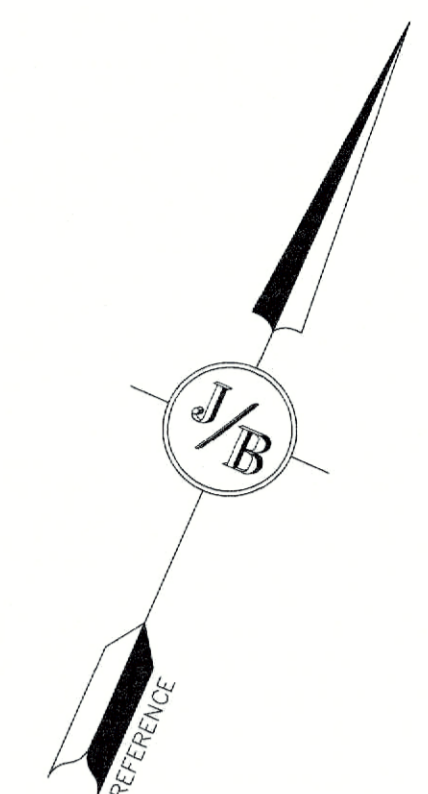
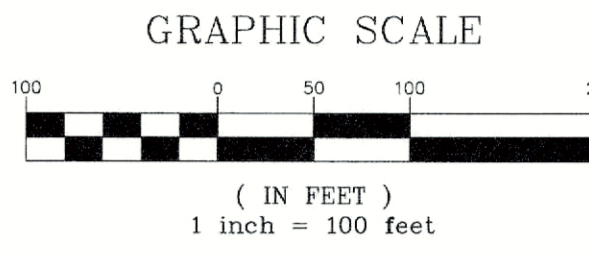
Plan Name:	OVERALL SITE PLAN
Project:	TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH
Owner of Record:	SCOTT W. CARLISLE III 14 CASS STREET, EXETER, NH 03833

DRAWING No.

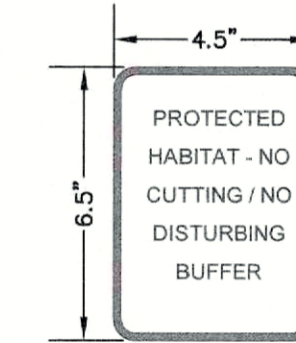
C2

SHEET 13 OF 29
JBE PROJECT NO. 19102

MAP 26/ LOT 19
EXETER HIGHLANDS
20 EXETER
HIGHLANDS DR
EXETER, NH 03833



CONSERVATION BOUNDARY DISK
NOT TO SCALE

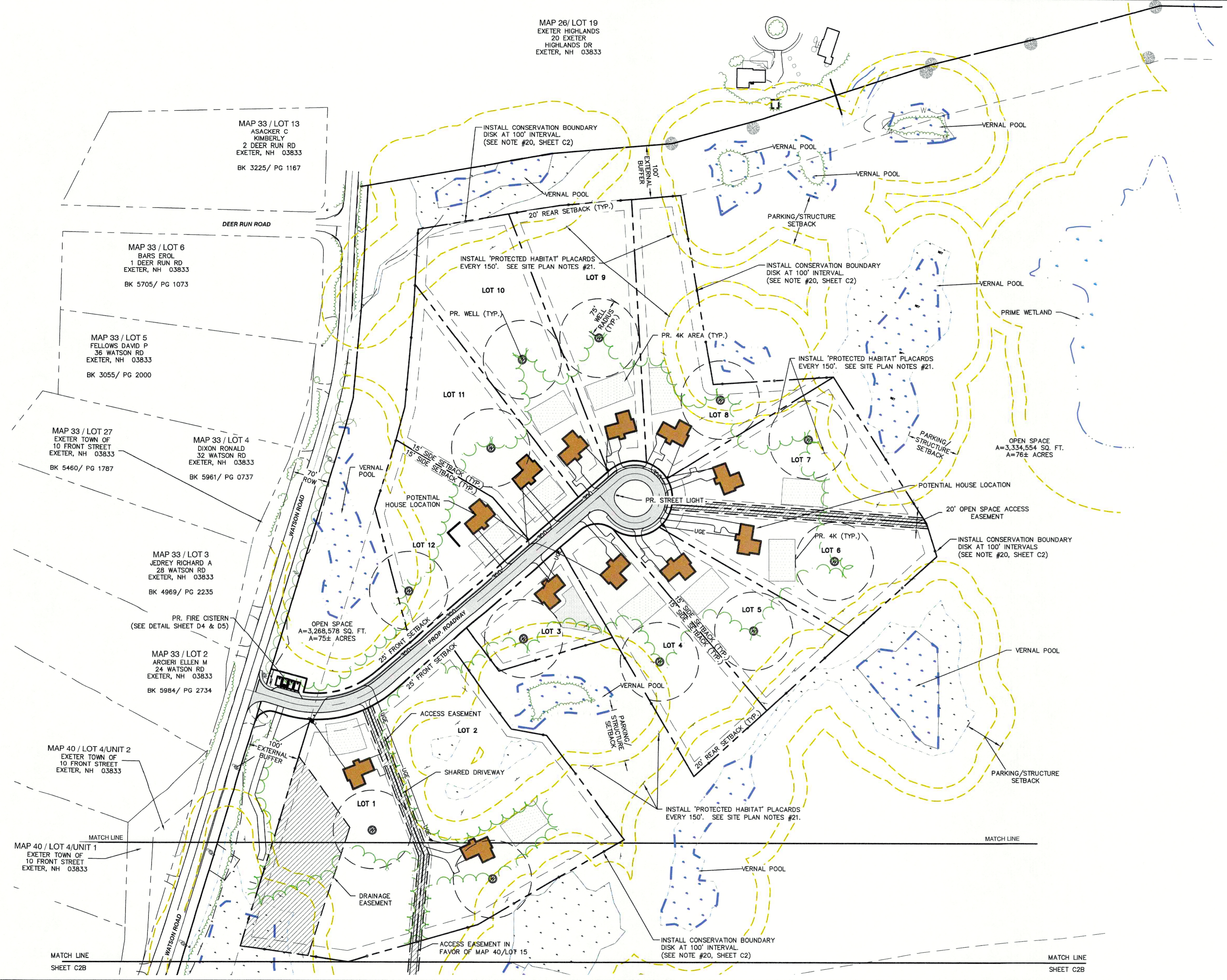


PROTECTED HABITAT PLACARD
NOT TO SCALE

GENERAL LEGEND

SYMBOL	DESCRIPTION
	FRESHWATER WETLANDS LINE
	VERNAL POOL LINE
	CONSERVATION BOUNDARY DISK
	PROTECTED HABITAT PLACARD

PROJECT PARCEL TOWN OF EXETER TAX MAP 33 LOT 26	TOWN OF EXETER PLANNING BOARD
APPLICANT/OWNER WW. SCOTT CARLISLE, III 14 CASS STREET EXETER, NH 03833	DATE: _____ CHAIRMAN
TOTAL LOT AREA 4,268,578 SQ. FT. 97.99 ACRES	



Design: BWG | Draft: DFP | Date: 10/26/2022
Checked: BWG | Scale: AS-NOTED | Project No.: 19102
Drawing Name: 19102-PLAN.dwg
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
13	04/24/23	DRAINAGE REVISION PER TOWN ENGINEER	BWG
12	03/23/23	DRAINAGE REVISION PER TOWN ENGINEER	BWG
11	01/02/23	REVISED PER FINAL SUBMITTAL	BWG
10	12/6/22	REVISED PER NHDES AOT & NHF&G	BWG
9	12/2/22	REVISED PER NHDES AOT & NHF&G	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4746 FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN
Project:	TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH
Owner of Record:	SCOTT W. CARLISLE III 14 CASS STREET, EXETER, NH 03833

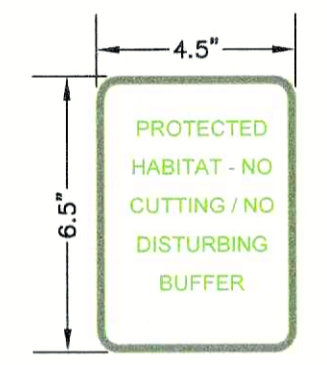
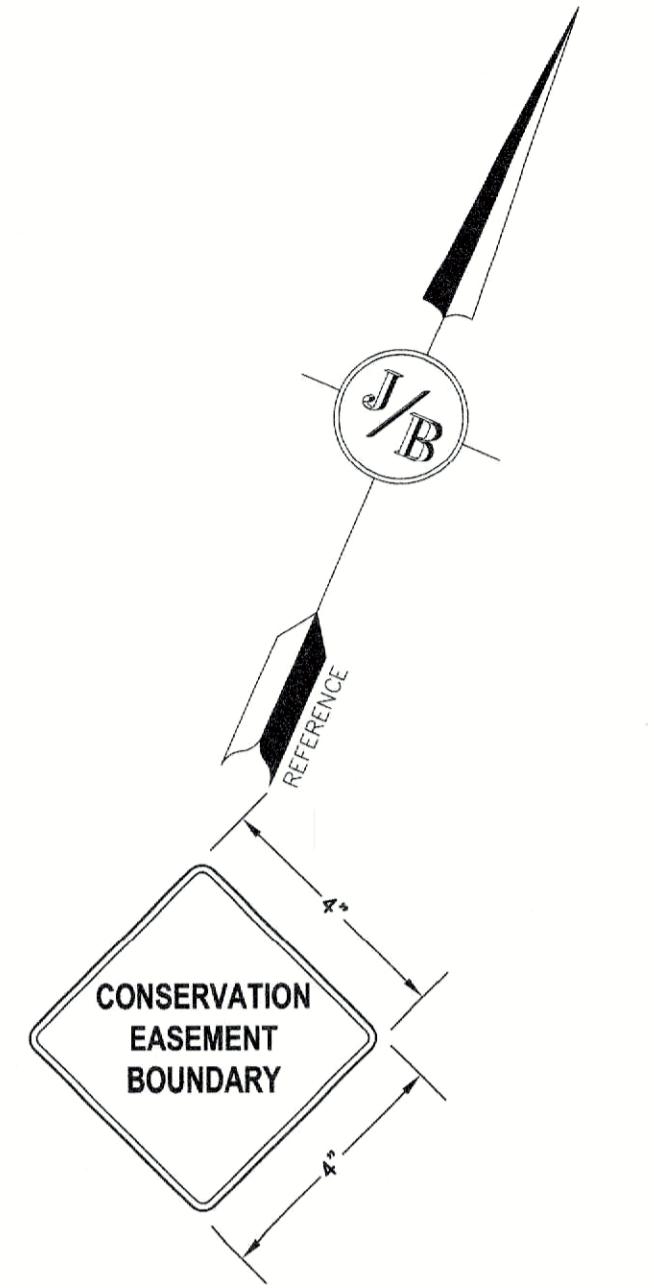
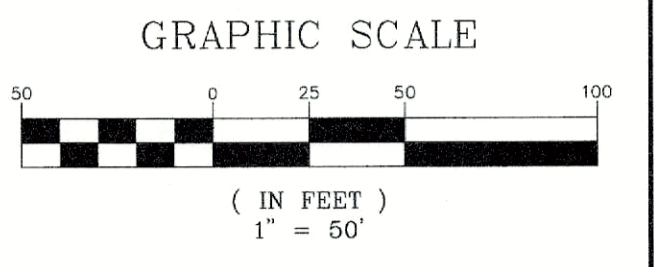
DRAWING No.
C2A
SHEET 14 OF 29
JBE PROJECT NO. 19102

MAP 33 / LOT 13
ASACKER C. KIMBERLY
2 DEER RUN RD
EXETER, NH 03833
BK 3225 / PG 1167

MAP 33 / LOT 6
BARS EROL
1 DEER RUN RD
EXETER, NH 03833
BK 5705 / PG 1073

MAP 33 / LOT 5
FELLOWS DAVID P
36 WATSON RD
EXETER, NH 03833
BK 3055 / PG 2000

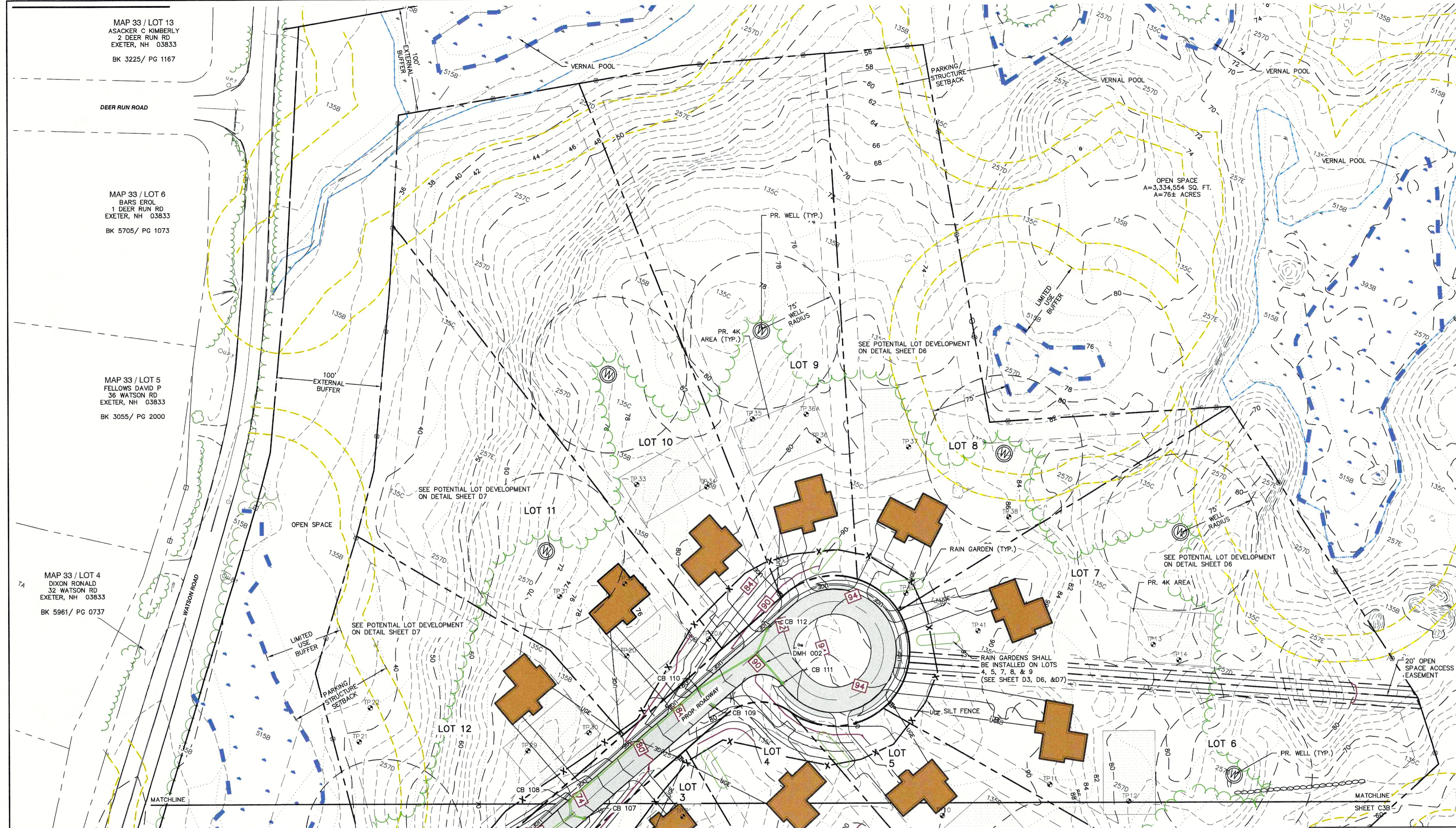
MAP 33 / LOT 4
DIXON RONALD
32 WATSON RD
EXETER, NH 03833
BK 5961 / PG 0737



PROTECTED HABITAT PLACARD
NOT TO SCALE

GENERAL LEGEND

SYMBOL	DESCRIPTION
	FRESHWATER WETLANDS LINE
	VERNAL POOL LINE
	CONSERVATION BOUNDARY DISK
	PROTECTED HABITAT PLACARD



PROJECT PARCEL TOWN OF EXETER TAX MAP 33 LOT 26	TOWN OF EXETER PLANNING BOARD
APPLICANT/OWNER WW. SCOTT CARLISLE, III 14 CASS STREET EXETER, NH 03833	DATE:
TOTAL LOT AREA 4,268,578 SQ. FT. 97.99 ACRES	CHAIRMAN

Design: BWG Draft: DFP Date: 10/26/2022
Checked: BWG Scale: AS-NOTED Project No.: 19102
Drawing Name: 19102-PLAN.dwg
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
13	04/24/23	DRAINAGE REVISION PER TOWN ENGINEER	BWG
12	03/23/23	DRAINAGE REVISION PER TOWN ENGINEER	BWG
11	01/02/23	REVISED PER FINAL SUBMITTAL	BWG
10	12/6/22	REVISED PER NHDES Aot & NHF&G	BWG
9	12/2/22	REVISED PER NHDES Aot & NHF&G	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

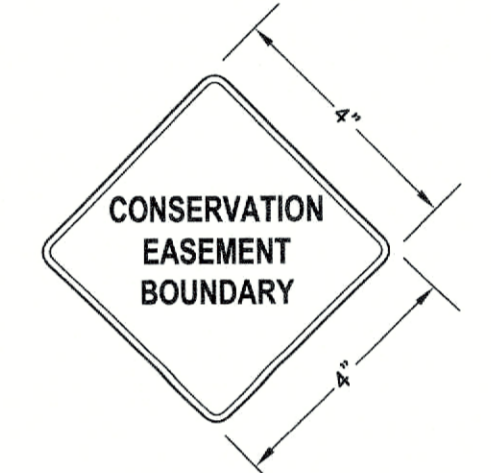
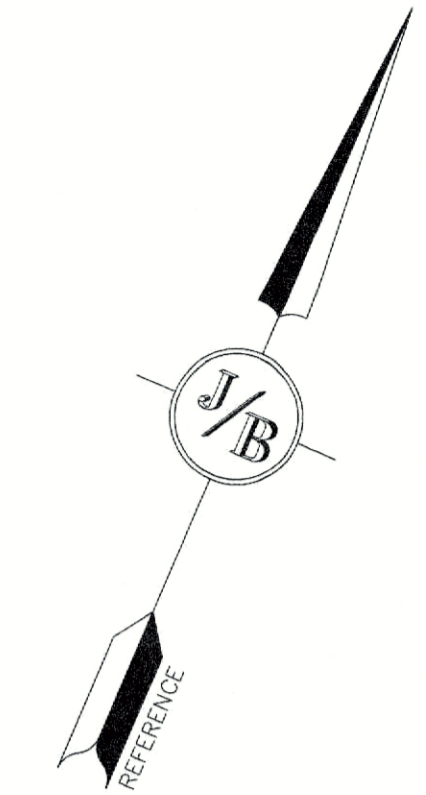
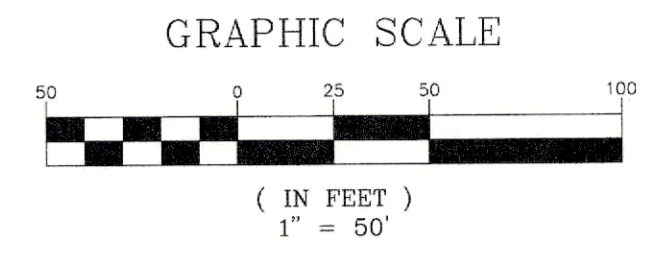
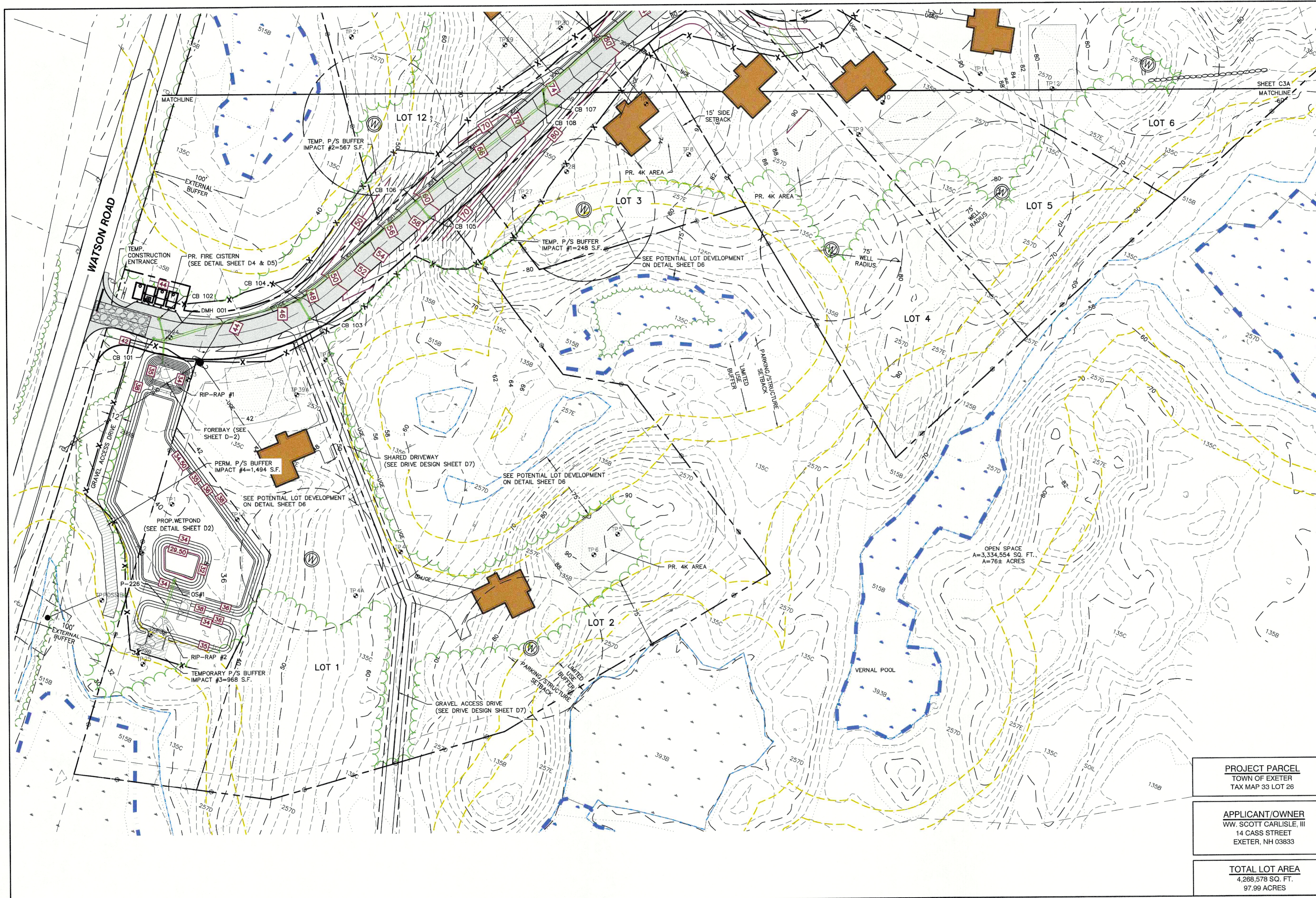
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

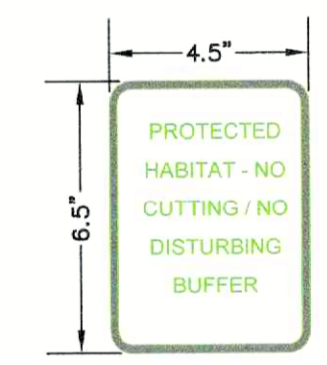
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	GRADING PLAN
Project:	TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH
Owner of Record:	SCOTT W. CARLISLE III 14 CASS STREET, EXETER, NH 03833

DRAWING No.
C3A
SHEET 17 OF 29
JBE PROJECT NO. 19102



CONSERVATION BOUNDARY DISK
NOT TO SCALE



PROTECTED HABITAT PLACARD
NOT TO SCALE

GENERAL LEGEND

SYMBOL	DESCRIPTION
	FRESHWATER WETLANDS LINE
	VERNAL POOL LINE
	CONSERVATION BOUNDARY DISK
	PROTECTED HABITAT PLACARD

PROJECT PARCEL TOWN OF EXETER TAX MAP 33 LOT 28	TOWN OF EXETER PLANNING BOARD
APPLICANT/OWNER WW. SCOTT CARLISLE, III 14 CASS STREET EXETER, NH 03833	DATE:
TOTAL LOT AREA 4,268,578 SQ. FT. 97.99 ACRES	CHAIRMAN

Design: BWG | Draft: DFP | Date: 10/26/2022
 Checked: BWG | Scale: AS-NOTED | Project No.: 19102
 Drawing Name: 19102-PLAN.dwg
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
13	04/24/23	DRAINAGE REVISION PER TOWN ENGINEER	BWG
12	03/23/23	DRAINAGE REVISION PER TOWN ENGINEER	BWG
11	01/02/23	REVISED PER FINAL SUBMITTAL	BWG
10	12/6/22	REVISED PER NHDES AOT & NHF&G	BWG
9	12/2/22	REVISED PER NHDES AOT & NHF&G	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	GRADING PLAN
Project:	TAX MAP 33 LOT 26 19 WATSON ROAD, EXETER, NH
Owner of Record:	SCOTT W. CARLISLE III 14 CASS STREET, EXETER, NH 03833

DRAWING No.
C3B
 SHEET 18 OF 29
 JBE PROJECT NO. 19102

WET POND CONSTRUCTION CRITERIA

- FOUNDATION PREPARATION** --- THE FOUNDATION AREA SHALL BE CLEARED OF TREES, LOGS, STUMPS, ROOTS, BRUSH, BOULDERS, SOD, AND RUBBISH. IF NEEDED TO ESTABLISH VEGETATION, THE TOPSOIL AND SOD SHALL BE STOCKPILED AND SPREAD ON THE COMPLETED DAM AND SPILLWAYS. FOUNDATION SURFACES SHALL BE SLOPED NO STEEPER THAN 1:1. THE FOUNDATION AREA SHALL BE THOROUGHLY SCARIFIED BEFORE PLACEMENT OF THE MATERIAL. THE SURFACE SHALL HAVE MOISTURE ADDED OR IT SHALL BE COMPACTED, IF NECESSARY, SO THAT THE FIRST LAYER OF FILL MATERIAL CAN BE COMPACTED AND BONDED TO THE FOUNDATIONS. THE CUTOFF TRENCH AND ANY OTHER REQUIRED VEGETATIONS SHALL BE DUG TO THE LINES AND GRADES SHOWN ON THE PLANS OR AS STAKED IN THE FIELD. IF THEY ARE SUITABLE, EXCAVATED MATERIALS SHALL BE USED IN THE PERMANENT FILL. EXISTING STREAM CHANNELS IN THE FOUNDATION AREA SHALL BE SLOPED NO STEEPER THAN 1:1 AND DEEPENED AND WIDENED AS NECESSARY TO REMOVE ALL STONES, GRAVEL, SAND, STUMPS, ROOTS, AND OTHER OBJECTIONABLE MATERIAL AND TO ACCOMMODATE COMPACTION EQUIPMENT. FILL PLACEMENT --- THE MATERIAL PLACED IN THE FILL SHALL BE FREE OF DETRIMENTAL AMOUNTS OF SOD, ROOTS, FROZEN SOIL, STONES MORE THAN 6 INCHES IN DIAMETER (EXCEPT FOR ROCK FILLS), AND OTHER OBJECTIONABLE MATTER.
- SELECTED BACK FILL MATERIAL** SHALL BE PLACED AROUND STRUCTURES, PIPE CONDUITS AND ANTI SEEP COLLARS AT ABOUT THE SAME RATE ON ALL SIDES, TO PREVENT DAMAGE FROM UNEQUAL LOADING. THE PLACING AND SPREADING OF FILL MATERIAL SHALL BE STARTED AT THE LOWEST POINT OF THE FOUNDATION AND THE FILL BROUGHT UP IN HORIZONTAL LAYERS OF SUCH THICKNESS THAT THE REQUIRED COMPACTION CAN BE OBTAINED. THE FILL SHALL BE CONSTRUCTED IN CONTINUOUS HORIZONTAL LAYERS EXCEPT WHERE OPENINGS OR SECTIONALIZED FILLS ARE REQUIRED. IN THOSE CASES, THE SLOPE OF THE BONDING SURFACES BETWEEN THE EMBANKMENT IN PLACE AND THE EMBANKMENT TO BE PLACED SHALL NOT BE STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL. THE BONDING SURFACE SHALL BE TREATED THE SAME AS THAT SPECIFIED FOR THE FOUNDATION SO AS TO INSURE A GOOD BOND WITH THE NEW FILL. THE DISTRIBUTION AND GRADATION OF MATERIALS SHALL BE SUCH THAT NO LENSES, POCKETS, STREAKS, OR LAYERS OF MATERIAL DIFFER SUBSTANTIALLY IN TEXTURE OR GRADATION FROM THE SURROUNDING MATERIAL. IF IT IS NECESSARY TO USE MATERIALS OF

VARYING TEXTURE AND GRADATION, THE MORE IMPERVIOUS MATERIAL SHALL BE PLACED IN THE CENTER AND UPSTREAM PARTS OF THE FILL. IF ZONED FILLS OF SUBSTANTIALLY DIFFERING MATERIALS ARE SPECIFIED, THE ZONES SHALL BE PLACED ACCORDING TO THE LINES AND GRADES SHOWN ON THE DRAWINGS. THE COMPLETE WORK SHALL CONFORM TO THE LINES, GRADES, AND ELEVATIONS SHOWN ON THE DRAWINGS OR AS STAKED IN THE FIELD.

MOISTURE CONTROL --- THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL BE ADEQUATE FOR OBTAINING THE REQUIRED COMPACTION. MATERIAL THAT IS TOO WET SHALL BE DRIED TO MEET THIS REQUIREMENT, AND MATERIAL THAT IS TOO DRY SHALL HAVE WATER ADDED AND MIXED UNTIL THE REQUIREMENT IS MET.

COMPACTION --- CONSTRUCTION EQUIPMENT SHALL BE OPERATED OVER THE AREAS OR EACH LAYER OF FILL TO INSURE THAT THE REQUIRED COMPACTION IS OBTAINED. SPECIAL EQUIPMENT SHALL BE USED IF NEEDED TO OBTAIN THE REQUIRED COMPACTION. IF A MINIMUM REQUIRED DENSITY IS SPECIFIED, EACH LAYER OF FILL SHALL BE COMPACTED AS NECESSARY TO OBTAIN THAT DENSITY. FILL ADJACENT TO STRUCTURES, PIPE CONDUITS, AND ANTI SEEP COLLARS SHALL BE COMPACTED TO A DENSITY EQUIVALENT TO THAT OF THE SURROUNDING FILL BY MEANS OF HAND TAMPING OR MANUALLY DIRECTED POWER TAMPER OR PLATE VIBRATORS. FILL ADJACENT TO CONCRETE STRUCTURES SHALL NOT BE COMPACTED UNTIL THE CONCRETE IS STRONG ENOUGH TO SUPPORT THE LOAD.

PROTECTION --- A PROTECTIVE COVER OF VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SURFACES OF THE EMBANKMENT, SPILLWAY, AND BORROW AREA IF SOIL AND CLIMATIC CONDITIONS PERMIT. IF SOIL OR CLIMATIC CONDITIONS PRECLUDE THE USE OF VEGETATION AND PROTECTION IS NEEDED, NON-VEGETATIVE MEANS SUCH AS MULCHES OR GRAVEL MAY BE USED. IN SOME PLACES, TEMPORARY VEGETATION MAY BE USED UNTIL CONDITIONS PERMIT ESTABLISHMENT OF PERMANENT VEGETATION. THE EMBANKMENT AND SPILLWAY SHALL BE FENCED IF NECESSARY TO PROTECT THE VEGETATION.

SEEDBED PREPARATION, SEEDING, FERTILIZING, AND MULCHING SHALL COMPLY WITH THE APPROPRIATE VEGETATIVE BMP'S.

THE CONTRACTOR WILL NOTIFY JONES AND BEACH ENGINEERS AFTER PONDS HAVE BEEN EXCAVATED TO THE BOTTOM OF THE SYSTEM FOR A MANDATORY INSPECTION PRIOR TO BUILDING BERMS, PLACING STONE OR INSTALLING PIPE SYSTEM.

PLEASE REPORT OBSERVATIONS OF RARE TURTLES

The NH Fish & Game Department is requesting observations of the following turtle species:

Blanding's turtle (State Endangered)
 Large, dark/black domed shell with lighter speckles.
 Distinct yellow throat/chin.
 Aquatic but often moves on land.

Spotted turtle (State Threatened)
 Small, mostly aquatic with black or dark brown with yellow spots.
 Fairly flat shell compared to Blanding's turtle.
 Spots vary in color and number.

PLEASE REPORT OBSERVATIONS OF RARE TURTLES

Emerges from hibernacula in April, Basking April - August.
 Hatchlings emerge August - September, Return to hibernacula mid-September - mid-October.

Northern Black Racer
 (New Hampshire state threatened species)

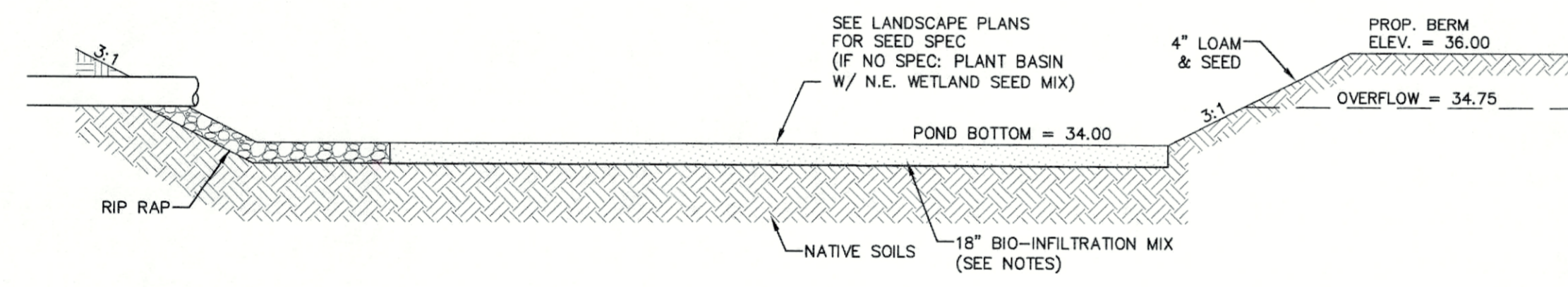
Emerges from hibernacula in April, Basking April - August.
 Hatchlings emerge August - September, Return to hibernacula mid-September - mid-October.

• Solid black with a white throat and chin
 • Slender with glossy scales, 3-6 ft. long
 • Hatchlings are very small and patterned

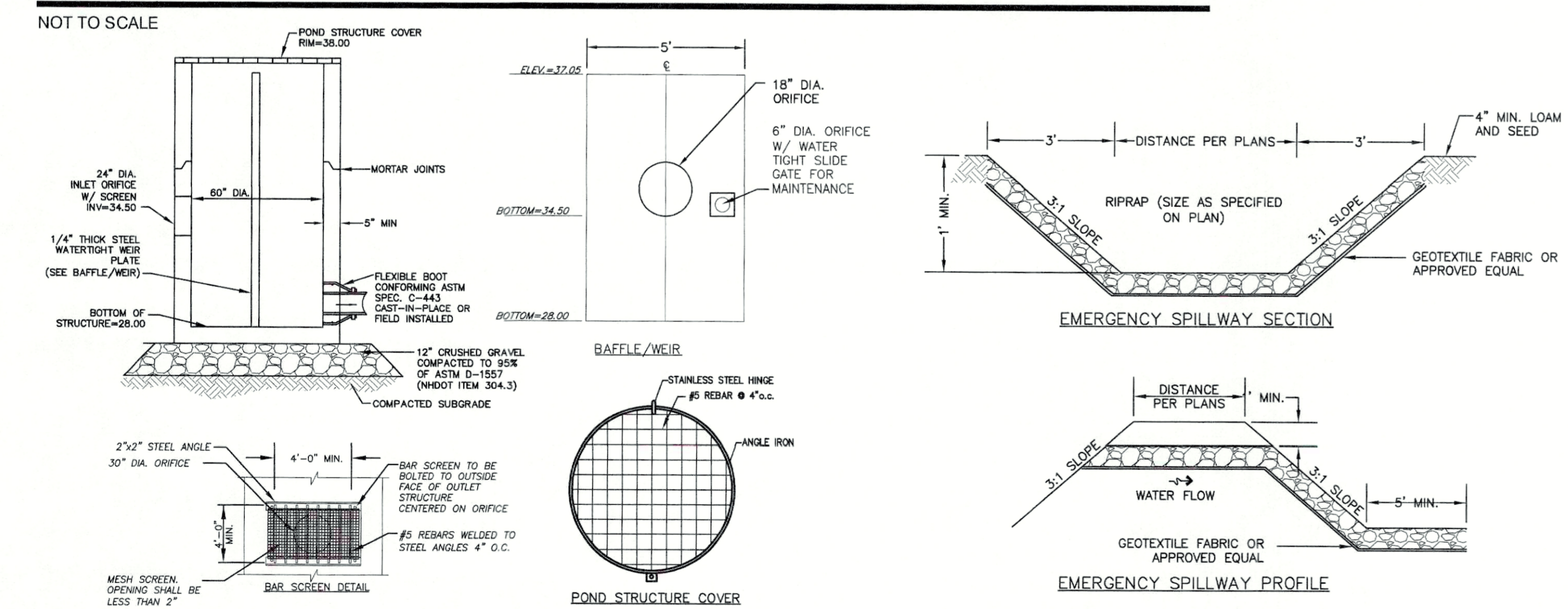
Immediately report sightings to NH Fish and Game
 Melissa Doperalski (603-479-1129) or
 Brendan Clifford (603-944-0885)
 Please report promptly, noting specific location and date
 Photographs strongly encouraged

BIO-INFILTRATION MIX AND PROCEDURE:

- REMOVE EXISTING FOREST LITTER FROM INFILTRATION BASIN SITE.
- REMOVE SANDY LOAM AND STOCKPILE (SCREEN LARGE ROOTS).
- REMOVE SANDY LAYERS TO 18" BELOW BASIN FLOOR ELEVATION.
- BIO-INFILTRATION MIX (BY VOLUME)**
 - 50%-55% ASTM C-33 CONCRETE SAND.
 - 20%-30% LOAMY SAND TOPSOIL WITH 15%-25% FINES PASSING A #200 SIEVE.
 - 20%-30% MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH WITH LESS THAN 5% PASSING THE #200 SIEVE.
- INSTALL TO BIO-INFILTRATION MIX TO BASIN BOTTOM ELEVATION
- SEED WITH "NEW ENGLAND WARM SEASON GRASS MIX" AS SOLD BY NEW ENGLAND WETLAND PLANTS, INC. OR EQUAL AS APPROVED BY ENGINEER. APPLICATION RATE = 1900 SQ.FT. / LB.
- LIGHTLY MULCH WITH WEED FREE STRAW.



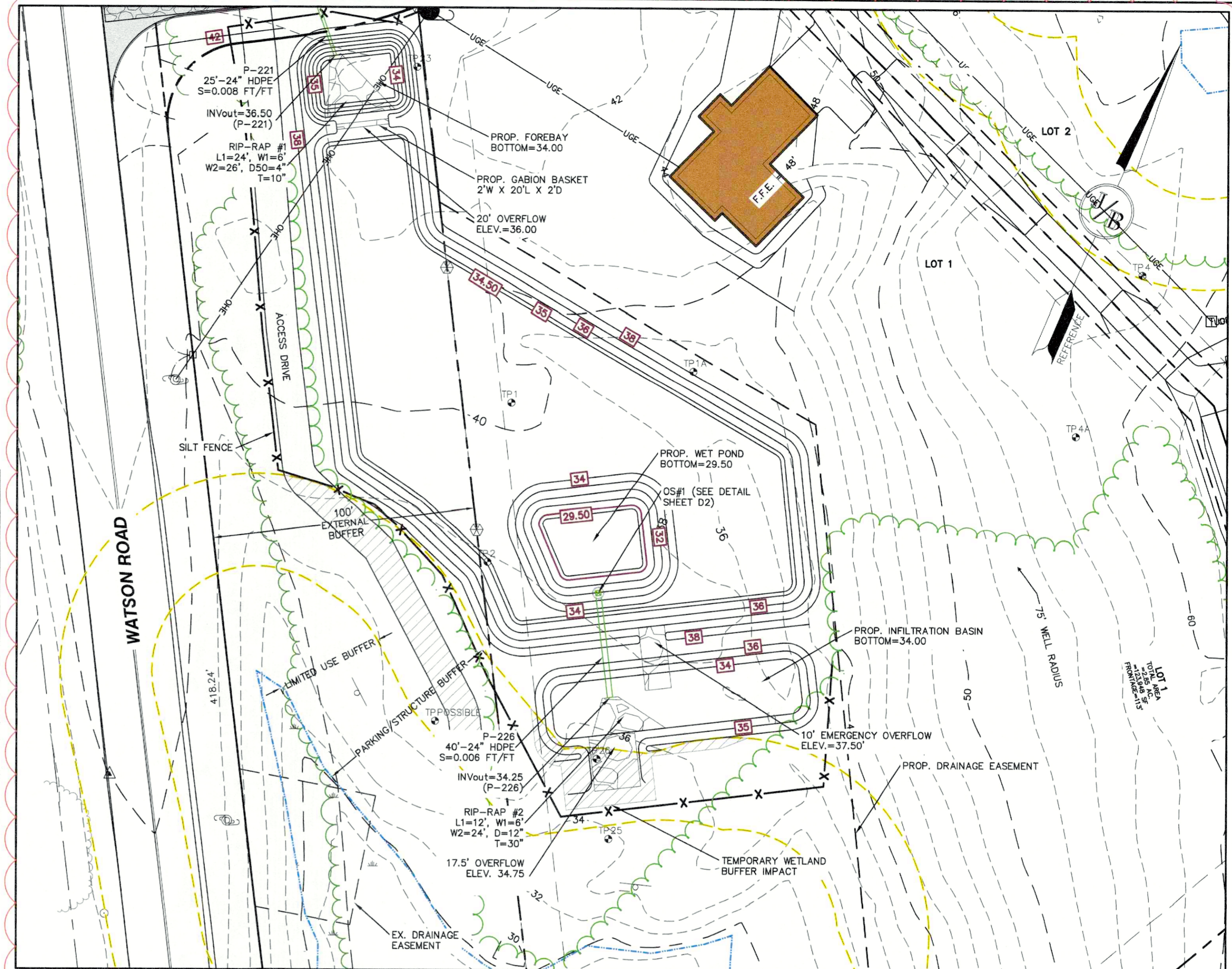
INFILTRATION BASIN



OUTLET STRUCTURE #1 (OS #1)
NOT TO SCALE

EMERGENCY SPILLWAY
NOT TO SCALE

WET POND SECTION
NOT TO SCALE



WET POND & INFILTRATION BASIN
1"=30'

F:\CAD\MASTER STANDARD\dwg\JB-LAYOUTS.dwg 3/12/2015 3:27:29 PM EDT

Design: BWG	Draft: DFP	Date: 10/26/2022
Checked: BWG	Scale: AS NOTED	Project No.: 19102
Drawing Name: 19102-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
13	04/24/23	DRAINAGE REVISION PER TOWN ENGINEER	BWG
12	03/23/23	DRAINAGE REVISION PER TOWN ENGINEER	BWG
11	01/02/23	REVISED PER FINAL SUBMITTAL	BWG
10	12/6/22	REVISED PER NHDES Aot & NHF&G	BWG
9	12/2/22	REVISED PER NHDES Aot & NHF&G	BWG

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **DETAIL SHEET**

Project: **TAX MAP 33 LOT 26
19 WATSON ROAD, EXETER, NH**

Owner of Record: **SCOTT W. CARLISLE III
14 CASS STREET, EXETER, NH 03833**

DRAWING No. **D2**

SHEET 22 OF 29
JBE PROJECT NO. 19102



Saturday May 13th
Founders Park, 10a-1p

*An Environmental Festival Celebrating
the Annual Return of the Alewives*

**KIDS ACTIVITIES - EV DISPLAY - NH NATIVE FISH
SUSTAINABLE SOLUTIONS - EDUCATIONAL DISPLAYS
ENVIRO-FRIENDLY LAWN CARE
POLLINATOR RESOURCES
COMMUNITY ART ACTIVITY - AND MORE!**

*VISIT ALL TABLES AND YOU WILL BE ENTERED INTO A RAFFLE
TO WIN A RAINBARREL*



Info: www.exeternh.gov

Exeter Conservation Commission
February 21, 2023
Exeter Town Offices
10 Front Street
7:00 PM
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 Campion, Kyle Welch, and Nancy Belanger, Select Board Representative

Staff Present:

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

2. Public Comment

Mr. Koff asked if there was any public comment and there was none.

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 (*Tom Burns, TF Moran*)
Tax Map 52 Lot 112-A

Tom Burns, Senior Project Engineer from TF Moran, Bedford, NH, presented the minimum impact expedited application for Wakefield Thermal. He indicated they purchased 131 Portsmouth Ave which is near Osram Sylvania. He noted the plan is to have up to 150 employees on site, beginning with about half of that amount and to expand parking. Mr. Burns showed the plan and indicated they have their curb cut and driveway permit from DOT. Access will be via Holland Way. Fire access will be around the perimeter of the building.

Mr. Burns indicated that the wetland scientist (not present) is Jay Aube and his opinion was that the wetlands were manmade. He showed three small areas on the plan. He noted drainage areas took pavement runoff toward the old loading dock and culverts were tied in. The permit is for 2,500 SF of impact. He noted that he met with Ms. Murphy and Mr. Sharples about a month ago. The application deadline for site plan with the Planning Board is next week.

44 Mr. Koff asked if there were any buffers – no. Mr. Burns noted the wetlands were mostly scrubby
45 areas.

46
47 Ms. Eberhardt noted that while a lot of applications claim low value wetlands with low functions she
48 feels these actually area. She noted some invasives, purple loose strife and cattails. She asked if
49 there were a plan to deal with invasives during construction. Mr. Burns stated that he would talk to
50 Mr. Aube and find out. He indicated that as part of the AoT with the State, they advise the
51 contractors of NHB hits and how to deal with invasives.

52
53 Mr. Mattera asked about the stormwater plan and Mr. Burns descried the capture of runoff and
54 closed drainage system with treatment under the loading area. There is no infiltration because of
55 the nature of the soils which is mostly clay. He noted the outfall is to an existing 36” culvert picked
56 up by adjacent sites including Hannaford.

57
58 Ms. Eberhardt asked about climate change modeling and Mr. Burns indicated they design for 2-10-
59 50 but recognize the occasional 100-year in their design plans.

60
61 Mr. Koff asked about GTE Drive and Mr. Burns showed access from Portsmouth Ave and indicated
62 to reduce traffic they prefer to come off Holland Way.

63
64 Ms. Eberhardt asked what sort of manufacturing was being done and Mr. Burns indicated he
65 believed they were military contracts.

66
67 Mr. Koff asked about other facilities and Mr. Burns noted he believed they had other facilities in
68 Nashua.

69
70 MOTION: Mr. Koff motioned that after reviewing the application the Commission agrees to waive
71 its right to intervene in the application as proposed and authorize the Chair to sign on their behalf.
72 Mr. Mattera seconded the motion. A vote was taken, all were in favor, the motion passed 5-0-0.

73
74 Mr. Koff signed the application.

75
76 Mr. Koff asked whether the Commission wished to make any comments to the Planning Board:
77 concerning invasive management and stormwater management (protection of the reservoir).

78
79 MOTION: Mr. Koff motioned to send a message to the Planning Board concerning invasives and
80 stormwater management (protection of reservoir). Ms. Eberhardt seconded the motion. A vote
81 was taken, all were in favor, the motion passed unanimously.

82
83 Mr. Burns indicated the size of the underground chambers.

84
85 Mr. Koff will contact the Planning Board.

86
87

88 2. Committee Reports

89

90 a. Property Management

91

92 Mr. Campion noted the Raynes Barn repairs are underway. Windows were boarded up, some
93 damaged in the storm event. The clapboards were painted and moved onsite.

94

95 Mr. Campion asked if anyone knew the status of the T-Mobile grant. Mr. Koff will check with Ms.
96 Murphy when she returns.

97

98 b. Trails

99

100 Mr. Welch indicated a couple of blocked sections. The yellow signs are still there. He reported
101 hearing that a man and his two dogs got lost out there and thanks to the new signs was able to
102 indicate where he was and get assistance.

103

104 Ms. Eberhardt asked if emergency responders had copies of the maps - yes.

105

106 Mr. Welch reported a lot of debris from the wind event and Mr. Campion noted a lot of trees
107 needed clean-up. Mr. Welch noted some were widow makers he didn't dare touch but expressed
108 concerns with some of the downed pine which will be a fire hazard during the next drought season.

109

110 c. Outreach Events

111

112 i. [NH Butterfly Monitoring Community Science Project](#) Training 4 Part Series

113 Dates (2/22, 3/8, 3/22*, 4/5*) **We are hosting*

114

115 Ms. Eberhardt noted there is online training and field work including the butterfly count in July.

116

117 Mr. Koff noted the Town is hosting two of the training events on 3/22 and 4/5.

118

119 ii. Snowshoe Event

120

121 The Commission discussed the possibility of a snowshoe event but agreed there was no yet
122 enough snow on the ground. When there is enough snow, it was noted Recreation could supply
123 some snowshoes. In lieu of snowshoeing there could be a nature walk, exploring Fort Rock, or a
124 dog walk.

125

126 iii. Alewife Festival Planning

127

128 The Commission discussed planning the next event. Mr. Koff will put it on the March agenda
129 and check with Ms. Murphy to see if she is interested in planning. The Commission considered
130 just doing booths or partnering with Teams. The Commission agreed that even if the event is not
131 held this year, that they should still publish the run and videos.

132

133 The Commission noted that since the dam removal the fish population has exploded and now they
134 are seeing eagles and seals.

135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180

d. Other Committee Reports

i. River Study

ii. Sustainability

Mr. Koff recommended inviting the Sustainability Committee to one of the Conservation Commission meetings.

ii. Energy/CPAC

iv. Tree

v. All Boards Meeting Report

Mr. Koff noted the he and Mr. Mattera, Mr. Clement, Ms. Murphy and Ms. Belanger attended the All Board's Meeting. Ms. Belanger noted they were considering having it twice a year with the next meeting in the fall. Mr. Mattera noted they discussed improving communication between Boards and Mr. Koff noted they discussed compliance with 91-A (Right to Know law).

Ms. Belanger noted she is also a Select Board representative on the Planning Board and Housing Advisory Committee.

3. Approval of Minutes

i. December 13, 2022 Meeting

MOTION: Mr. Mattera motioned to approve the December 12, 2022 meeting minutes. Mr. Campion seconded the motion. A vote was taken, Ms. Eberhardt abstained. The motion passed 4-0-1.

ii. December 13, 2022 Non-Public Meeting - Tabled

ii. January 10, 2023 Meeting - Tabled

4. Correspondence

5. Other Business

i. Vacancies.

Mr. Koff noted that this would be Ms. Eberhart's last meeting as her term expires in March. The Commission thanked her for her service and indicated they were sad to see her go.

181 ii. Warrant Articles – Deliberative Session/Voting Session

182

183 Mr. Koff reminded Warrant Article #22 is for \$50,000 in funding for the Conservation
184 Commission.

185

186 Ms. Belanger noted there is an article (Article #5) for intersection improvements: a roundabout
187 proposed for Pine Street to deal with traffic on Pine, Linden and Front Streets and a jut out for
188 dealing with traffic safety coming from Railroad, Winter and Columbus Avenue.

189

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

191

192 7. Adjournment

193

194 MOTION: Mr. Koff moved to adjourn the meeting at 8:18 PM seconded by Mr. Mattera. A vote was
195 taken, all were in favor, the motion passed unanimously.

196

197 Respectfully submitted,

198

199 Daniel Hoijer, Recording Secretary

200 Via Exeter TV

Exeter Conservation Commission
April 11, 2023
Exeter Town Offices
10 Front Street
7:00 PM
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 Campion, Conor Madison, Kyle Welch, Nancy Belanger, Select Board Representative and Alternate Don Clement

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

Mr. Koff called the meeting to order at 7:00 PM and activated Alternate Don Clement.

2. Public Comment

Mr. Koff asked if there was any public comment and there was none.

Action Items

1. Henderson Swasey/Oaklands Orienteering Event Application – June 4, 2023 (Deb Humiston)

Deb Humiston presented the application to hold an orienteering event at Henderson Swasey/Oaklands on June 4, 2023 which would be held rain or shine by the non-profit she has been a member of for 30 years. The orienteering event is a sport/game/learning opportunity in which participants learn to use a map of the area. Flags are placed at marked locations and a finger stick indicates where attendees have been. The event starts between 10 AM and Noon and attendees are informed they must be out by 3 PM and all dogs must be on a leash.

Mr. Koff requested a copy of the map being used. Ms. Humiston indicated she would like the event to be put on the Town's calendar. She will send a flyer to Ms. Murphy.

MOTION: Mr. Koff motioned that the Commission reviewed the application and approves the use. Mr. Clement seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

42 2. Pollinator Pathways Stepping Stone Seed Kit Grant Opportunity & *DRAWING DATE*

43

44 Ms. Murphy explained the Seed Kit Grant Opportunity with Pollinator Pathways. There would be five
45 packets which the Commission can distribute or possibly reserve one and distribute the other four which
46 could be done by raffle at the Commission's next meeting. There would be restocking of the seed library
47 at the library. Seeds can be requested at the check-out area.

48

49 Ms. Murphy noted that Pollinator Pathways requests that seeds must be planted on your own land and
50 a photo be taken before and after seeding and after growth. Seed packets are part annual and part
51 herbaceous perennial.

52

53 Mr. Clement asked if a demonstration would occur first and suggested getting permission from the
54 Swasey Parkway Trustees for an area to plant.

55

56 MOTION: Mr. Clement motioned to participate in the Pollinator Pathway Seed Pathway program and
57 reserve a packet for demonstration and reserve four more. Mr. Mattera seconded the motion. A vote
58 was taken, all were in favor, the motion passed unanimously.

59

60 Ms. Murphy indicated that ideas of locations can be emailed to her to vet potential locations.

61

62 3. Alewife Festival

63

64 Mr. Koff noted there was a meeting online yesterday; Mr. Clement was also there. The Festival will take
65 place on Saturday, May 13, 2023 from 10 AM to 1 PM at Founder's Park with setup at 9 AM.

66

67 Ms. Murphy noted there will be no kayak event, food trucks or film festival, just tables at Founder's
68 Park. Each table could have a stamp for attendees to receive a passport stamp and turn in the postcard
69 for raffle prizes. A rain barrel was donated by Public Works, and she has four Alewife glasses left. Ms.
70 Murphy reported that Mr. Glowacky is considering setting up an underwater camera to connect with the
71 library but running the conduit is a bit challenging. There could be 30-minute tours at the String Bridge.
72 Mr. Welch volunteered to help with tours. New Hampshire Fish & Game will bring fish to demonstrate.
73 Mr. Koff noted he will try to get the groundwater model and Enviroscape model. Mr. Mattera noted
74 that PREP will have a couple of tables connected to Great Bay but no printed materials. Their state
75 conference is June 2nd. Mr. Koff noted that Sarah is volunteering to do an art project with a block of
76 Alewife which would be strung together to simulate the migration. Ms. Murphy noted there could be a
77 lawn care techniques table with the theme healthy lawns/clean water brochure. She asked if anyone
78 could loan a snowblower and mower.

79

80 Ms. Murphy recommended starting the festival with a talk and having coffee or water. The Commission
81 recommended reimbursing Sarah for the canvas and paint.

82

83 MOTION: Mr. Clement motioned to approve up to \$200 for public relations and incidentals for the
84 Alewife Festival. Mr. Mattera seconded the motion. A vote was taken, all were in favor, the motion
85 passed unanimously.

86 4. 2022 Sustainable Activities Report Review

87

88 Ms. Murphy distributed the Sustainable Activities Report for the Commission to review. Mr. Clement
89 recommended comparing pounds of waste recycled instead of dollars spent. Mr. Koff recommended a
90 bar graph to show data year over year. Ms. Murphy recommended putting the graph on the
91 introduction dashboard page.

92

93 5. NHACC Dues – payment authorization

94

95 MOTION: Mr. Koff motioned to approve \$900 for the NHACC Annual Dues. Mr. Mattera seconded the
96 motion. A vote was taken, all were in favor, the motion passed unanimously.

97

98 6. Committee Reports

99

100 a. Property Management

101

102 i. Raynes – repair progress update

103

104 Ms. Murphy reported the repairs are continuing at Raynes. Only two windows needed
105 replacement parts. Clapboards are painted and store onsite. Brackets will connect sills
106 to the foundation to correct bowing. The lawn area needs mowing to control ticks and
107 keep the scaffolding clear. Mr. Madison volunteered to help with mowing. Ms. Murphy
108 noted there could be an open barn to display some of the work or Bob Glowacky could
109 come out and make a video.

110

111 Ms. Murphy indicated the lease with the farmers needs to be renewed, if the Select
112 Board agrees.

113

114 ii. SST Student Cleanup - Morrissette

115

116 Ms. Murphy reported three groups of 20 students each will divide up to do the clean-up.
117 Ms. Murphy noted there could be a contest for the most trash removed and if there is
118 time some invasives could be removed.

119

120 b. Trails

121

122 i. McDonnell Gate Stewards

123

124 Ms. Murphy reported stewards are needed to help with the gates and if interested to contact
125 her at Kmurphy@exeternh.gov

126

127 ii. Cubie Rd Trail Steward Request – Tabled

128

129 c. Outreach Events

130

131 i. Community Clean-up – townwide – (4/17/21 supply pick up, drop off 2/22 at landfill)

132

133 Ms. Murphy noted townwide clean-up is next week. Supplies can be picked up from 7 AM to 3
134 PM at Public Works. Two volunteers can be located at a table downtown to hand out supplies.
135 Trash can be dropped off at the Transfer Station or contact Public Works to let them know
136 where to pick up.

137

138 Ms. Murphy reminded that April 22nd is Earth Day.

139

140 ii. Planning for joint meeting with SAC & EC in April – Farmer’s Market opportunity

141

142 Ms. Murphy noted that the joint event would take place seasonally once a month with a
143 different theme or activity to be promoted starting Thursday afternoon, May 11th 2:30 PM to 6
144 PM. There would be about six days out of the season. Ms. Belanger offered to bring it up at the
145 Select Board meeting on Monday. There could be a kayak tour at the end to highlight the Parks
146 & Recreation rentals.

147

148 iii. Spring Tree Program (delivery 4/24-28, presentation 5/5)

149

150 Ms. Murphy reported that Peter will host the Spring Tree Program 4/24 to 4/28. Volunteers are
151 needed to separate the bulk trees into individual bags, Saturday and Sunday afternoon. The
152 fifth graders are given seedlings to take home and grow and photograph the progress of their
153 growth.

154

155 MOTION: Mr. Koff motioned to approve \$338 to come from the Conservation land
156 administration category to reimburse Peter for expenses. Mr. Mattera seconded the motion. A
157 vote was taken, all were in favor, the motion passed unanimously.

158

159 iv. Watershed Walks Opportunity (Summer)

160

161 Ms. Murphy reported the Great Bay Water Keepers are looking for different communities to
162 host a walk along the river and give a talk. There would be four to six walks and a Paddle and
163 Pour event – Oyster and Beer party at Creek Farm/Sagamore Creek. Ms. Murphy will forward
164 the email to Ms. Belanger to share with the Select Board. Mr. Welch and Mr. Mattera
165 volunteered to help.

166

167 d. Other Committee Reports

168

169 i. River Study

170

171 Mr. Mattera reported on the Coastal Resiliency Grant and Pickpocket Dam feasibility.

172

173 Mr. Clement noted that blockages along the river used to be cleared by someone. Ms. Murphy
174 noted because of liability groups couldn’t continue to do it.

175

176

177 ii. Sustainability

178

179 ii. Energy/CPAC

180

181 Ms. Murphy reported that Energy & Sustainability had its joint meeting and presenters were
182 invited from NE Energy & Efficiency Partnership. Roles of building codes were discussed to
183 incentivize more efficient construction. They discussed how Durham adopted the more
184 progressive approach of the current energy code once its printed whereas NH just adopted the
185 2018 code last January and 2023 will be coming next. It is up to individual communities to adopt
186 more progressive codes.

187

188 iv. Tree

189

190 Ms. Murphy reported that the Tree Committee received a growth award and Exeter was again
191 named as a Tree City USA.

192

193 7. Approval of Minutes

194

195 i. February 21, 2023 Meeting - Tabled

196

197 ii. December 13, 2022 Non-Public Meeting - Tabled

198

199 ii. January 10, 2023 Meeting - Tabled

200

201 8. Correspondence

202

203 Ms. Murphy noted that she received an email about former Conservation Commission member, Carlos
204 Guindon, who has returned to Costa Rica and is battling ALS. A Go Fund Me Page has been set up. She
205 will send the email to Ms. Belanger to share with the Select Board.

206

207 Ms. Murphy reported concern received from a resident about Pine Meadows and huge equipment near
208 the wetland. She went to the site with Code Enforcement Officer Doug Eastman and found there were
209 no violations, work was being conducted in a man-made drainage swale. They recommended using a silt
210 sock to prevent erosion and let the resident know of the findings.

211

212 9. Other Business

213

214 i. Vacancies.

215

216 Mr. Koff noted that this would be Ms. Eberhart's last meeting if she was able to be here tonight
217 and again thanked her for her service and indicated there were vacancies on the Commission to
218 fill. Ms. Murphy reported that she had received an application. Mr. Clement noted there would
219 be reappointments and restricting at the next meeting.

220

221 ii. Wetlands markers at 3CI

222

223 Mr. Welch asked about the pink ribbons marking the wetlands near the parking lot at 3CI. Mr.
224 Welch noted clearing. Ms. Murphy noted the Town approved the Gateway development back in
225 2017 and protected 13 vernal pools.

226

227 10. Next Meeting: Date Scheduled (5/9/23), Submission Deadline (4/28/23)

228

229 11. Adjournment

230

231 MOTION: Mr. Koff moved to adjourn the meeting at 9 PM seconded by Mr. Clement. A vote was taken,
232 all were in favor, the motion passed unanimously.

233

234 Respectfully submitted,

235

236 Daniel Hoijer, Recording Secretary

237 Via Exeter TV