



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, August 8th, 2023 at 7:00 P.M.**

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items:

1. Conditional Use Permit application for the construction of a vehicle storage lot and electric vehicle charging station located at 110 Holland Way. Tax Map 51, Lots 14-1 & 13. (*Jones & Beech*).
2. Drinking Water Trust Fund Grant Application for Conservation Land in the area of the town line between Exeter and Newfields (*Southeast Land Trust/Trust for Public Lands*)
3. Drinking Water Trust Fund Grant Application for Conservation Land to be held by Southeast Land Trust (*Southeast Land Trust*)
4. Committee Reports
 - a. Property Management
 - i. McDonnell Gate Seasonal Closure Date 10/27/23
 - b. Trails
 - c. Outreach Events
 - i. 9/14 SAC/CPAC at Farmers Market
 - ii. 9/23 5th annual ESRLAC Exeter River Fall Kayak & BBQ 10-12
 - d. Other Committee Reports (River Study, Sustainability, Energy/CPAC, Tree, CC Roundtable)
5. Approval of Minutes: Aug 8th, 2023 Meeting
6. Correspondence

Other Business

7. Next Meeting: Date Scheduled 10/10/23, Submission Deadline 9/29/23

NON-PUBLIC SESSION

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

Andrew Koff

Exeter Conservation Commission

Posted September 8th, 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/81237855390>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 812 3785 5390

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: September 8th, 2023
To: Conservation Commission Board Members
From: Kristen Murphy, Natural Resource Planner
Subject: September 12th Conservation Commission Meeting

110 Holland Way:

The applicant is looking to convert a portion of an existing gravel area to a paved electric vehicle charging station and vehicle storage area and install a drainage swale. The approx. 1500 SF remaining undeveloped gravel area is proposed to be loamed and seeded. The application will require Site Plan approval from the Planning Board at a date to be determined. The Town Planner indicated this project will not require Technical Review Committee input.

- Wetlands were delineated in July 2020 by Brendan Quigley and Jim Gove.
- A wetland scientist stamp was not found on the plans.
- Snow storage was not indicated on the plans.

Suggested Motion for Wetland Conditional Use Permit:

_____ *We reviewed this application and feel the need to **table the application to a date certain** due to insufficient information on criteria necessary for the Commission to make a recommendation to the planning board as noted below: We recommend the required information be submitted by the next meeting submission deadline of _____ to be heard at the _____ conservation commission meeting date.*

_____ *We have reviewed this application and have **no objection** to the approval of the conditional use permit as proposed.*

_____ *We have reviewed this application and recommend that the wetland conditional use permit be **(approved with conditions) (denied)** as noted below:*

Drinking Water Trust Fund Grant Applications

Oaklands North

At your July 2023 meeting you discussed a potential conservation project in the northern portion of the Oaklands trail network. You voted at the time to submit a letter of support for an eligibility application prepared by SELT/TPL for a Drinking Water Trust Fund grant. The state has indicated the project would be eligible and has invited a full application. SELT/TPS are here seeking a letter of support for the full grant application. Given complexities of this project, this grant would need to be fully contingent upon 1) resolution of the boundary issue to the town's satisfaction, and 2) the town's decision to proceed with the conservation purchase.

Suggested Motion:

To authorize the Chair/Vice-Chair to send a letter indicating Conservation Commission support of an application for the Drinking Water Trust Fund grant contingent upon 1) resolution of the boundary issue to the town's satisfaction, and 2) the town's decision to proceed with the conservation purchase.

SELT Potential Conservation Project

SELT is working with a property owner on a potential project that qualifies for a Drinking Water Trust Fund application and they are seeking a letter of support for this project. At the time of this memo SELT is still discussing the project with the owner. If the project has been approved to be discussed publicly by the owner, details of this project will be presented prior to action by the Commission. Should that not occur prior to the meeting, the project will be tabled.

Committee Reports:

Property Monitoring

- Properties Monitored & Comments:
 - Allen Street – desperately needs trail maintenance. Working on clean up. Could use help pulling out canoe that is partially submerged.
 - 80 Epping Rd/Colcord Pond
 - Rayne/Lee Diller/Cole/Renewable Resources/Thomas: No concerns. Field very wet which limited mowing. Very large split tree could reach trail if it fell.
 - Linden Commons – could use trail maintenance. Found private property sign & new trail leading to Squire Way. Sending note to HOA president re: sign.

Other Committee Reports (River Study, Sustainability, Energy/CPAC, Tree, CC Roundtable)

- CPAC/SAC Planning Opt Up Event at Farmers Market 9/14
 - New rates effective 8/1, Clean 100 (15.2) slightly less than last periods Granite Basic (15.8) rate.
- Energy: No Aug Meeting
- Tree:
 - Working on budget, considering standalone committee
- River Study Committee:
 - Draft Pickpocket Dam feasibility study expected Oct/November
- SAC
 - Reviewing solid waste contract options

Correspondence:

- Metal Detector request – see email. It is my interpretation that this activity is not in compliance with the terms of the Raynes deed term (no disturbance of soil). I reached out to LCHIP for their interpretation but did not hear back.
- 25 Park Street – see NHDES notice

JONES & BEACH ENGINEERS INC.

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

August 30, 2023

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

**RE: Conditional Use Application
110 Holland Way, Exeter, NH
Tax Map 51, Lots 14-1 & 13
JBE Project No. 19198**

Dear Mr. Koff

On behalf of our client, McFarland Ford Sales, Inc., we respectfully submit a Conditional Use Application for the Planning Board. The intent of this application is to propose the construction of a vehicle storage lot and electric vehicle charging station located at 110 Holland Way, Tax Map 51, Lots 14-1 & 13.

One (1) copy of the following are included with this Conditional Use Application:

1. Completed Conditional Use Application.
2. Article 9.1.6.B Response Letter.
3. Fee Check.
4. Abutters List & 3 Sets of Mailing Labels.
5. Tax Map.
6. One (1) Full Size Plan Set.
7. One (1) Half Size Plan Set.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.

Erik Poulin, P.E.

Erik Poulin, P.E.
Project Manager

cc: Chris Lane, McFarland Ford Sales, Inc. (application & plans via email)

Town of Exeter



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

July 2023

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

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

The intent of this application is to propose the construction of an electric vehicle charging station and vehicle storage area located at 110 Holland Way, Tax Map 51, Lots 14-1 & 13.

Wetland Conservation Overlay District Impact (in square footage):

Temporary Impact	Wetland: (SQ FT.)	Buffer: (SQ FT.)
	<input type="checkbox"/> Prime Wetlands _____	<input checked="" type="checkbox"/> Prime Wetlands <u>5,948</u>
	<input type="checkbox"/> Exemplary Wetlands _____	<input type="checkbox"/> Exemplary Wetlands _____
	<input type="checkbox"/> Vernal Pools (>200SF) _____	<input type="checkbox"/> Vernal Pools (>200SF) _____
	<input type="checkbox"/> VPD _____	<input type="checkbox"/> VPD _____
	<input type="checkbox"/> PD _____	<input checked="" type="checkbox"/> PD <u>828</u>
	<input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Inland Stream _____
Permanent Impact	Wetland: (SQ FT.)	Buffer: (SQ FT.)
	<input type="checkbox"/> Prime Wetlands _____	<input checked="" type="checkbox"/> Prime Wetlands <u>5,844</u>
	<input type="checkbox"/> Exemplary Wetlands _____	<input type="checkbox"/> Exemplary Wetlands _____
	<input type="checkbox"/> Vernal Pools (>200SF) _____	<input type="checkbox"/> Vernal Pools (>200SF) _____
	<input type="checkbox"/> VPD _____	<input type="checkbox"/> VPD _____
	<input type="checkbox"/> PD _____	<input checked="" type="checkbox"/> PD <u>580</u>
	<input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Inland Stream _____

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

N/A

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

See attached letter for detailed answers.

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

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

JONES & BEACH ENGINEERS INC.

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

August 30, 2023

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

**RE: Condition Use Application
110 Holland Way, Exeter, NH
Tax Map 51, Lots 14-1 & 13
JBE Project No. 19198**

Dear Mr. Koff

On behalf of our client, McFarland Ford Sales, Inc., we respectfully submit our responses to Section 9.1.6.B of the Town of Exeter Zoning Ordinance as part of our Conditional Use Application.

1. The underlying zone is the C2- Highway Commercial. The primary use for the property is a storage vehicle lot, which is an allowed use.
2. The storage lot and electric vehicle charging station design has been reduced to best extent practical to minimize impacts to wetlands and buffers. The current area is an existing gravel parking lot. The proposed design reduces the impervious area by proposing a smaller pavement footprint than the existing gravel area.
3. Gove Environmental Services, Inc. has submitted a Wetland Delineation & Functional Assessment Report with this application.
4. The project proposes to use treatment swales, and natural perimeter erosion control measures to ensure impacts to the wetland and buffer is minimized to the best extent practical. Detailed maintenance procedures for all erosion and drainage features onsite are included within the submitted plan set and an Operation and Maintenance Manual exists for the property. These procedures help ensure the features on site continue to function property or the foreseeable future.
5. The impact to the wetland buffer will occur in a largely already disturbed area. The design also proposed to provide stormwater treatment to a section of the gravel parking area that does not currently have any. The pavement area is also proposed to be curbed, which directs stormwater to the proposed treatment swale. Disturbance within all buffers has been kept to a minimum and the proposed pavement will be located farther away from the wetland than the existing gravel.

6. An existing deed restriction of 18.7 acres is located on Lot 17 and a 5.02-acre conservation easement exists on Lot 13. We feel this provides a sufficient amount of protection to the existing wetland system given the size of the proposed impact.
7. All permanent impacts are to be pavement or associated side slopes for the pavement area. All disturb areas will be returned to green space. The area of pavement will be smaller than the existing gravel lot and will be farther away from the wetlands. These gravel areas not proposed to be paved will be loamed and seeded.
8. All required permits will be obtained. Following submission of the Conditional Use Permit for review of the Exeter Conservation Commission the permit package will be submitted to the Exeter Planning Board for review and approval.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.

Erik Poulin, P.E.

Erik Poulin, P.E.
Project Manager

cc: Chris Lane, McFarland Ford Sales, Inc. (application & plans via email)

STORMWATER MANAGEMENT OPERATION AND MAINTENANCE MANUAL

**110 Holland Way, Exeter, NH
Tax Map 51 Lots 14-1 & 17
Exeter, NH 03833**

Prepared for:

**McFarland Ford Sales, Inc.
151 Portsmouth Ave
Exeter, NH 03833**

Prepared by:

**Jones & Beach Engineers, Inc.
85 Portsmouth Avenue
P.O. Box 219
Stratham, NH 03885
(603) 772-4746
March 01, 2021
JBE Project No. 19198**

Inspection and Maintenance of Facilities and Property

A. Maintenance of Common Facilities or Property

1. McFarland Ford Sales Inc., future owners and assigns is responsible to perform the maintenance. The owner shall keep receipts and records of all maintenance companies hired throughout the year. Should ownership of the property change, McFarland Ford Sales Inc. shall continue to remain responsible until it notifies the Town that said succeeding owner(s) has assumed such responsibility. Upon subsequent transfers, the responsibility shall continue to be that of the transferring owner until the transferee owner notifies the Town of the assumption of responsibility, along with contact information of the new responsible party(ies).

B. General Inspection and Maintenance Requirements

1. The Owner shall perform all inspections and maintenance with greater than annual frequency as required by this report.
2. Permanent stormwater and sediment and erosion control facilities to be maintained on the site include, but are not limited to, the following:
 - a. Erosion
 - b. Vegetation and landscaping
 - c. Riprap inlet and outlet protection aprons
 - d. Swale
 - e. Porous Pavement
 - f. Culverts

2. Maintenance of permanent measures shall follow the following schedule:

- a. **Erosion: Annual inspection** of the site for erosion, destabilization, settling, and sloughing. Any needed repairs are to be conducted immediately.
- b. **Vegetation and Landscaping: Annual inspection** of site's vegetation and landscaping. Any areas that are bare shall be reseeded and mulched with hay or, if the case is extreme, loamed and seeded or sodded to ensure adequate vegetative cover. Landscape specimens shall be replaced in kind, if they are found to be dead or dying.
- c. **Riprap:** Rock riprap should be **inspected annually** and after every major storm event in order to ensure that it has not been displaced, undermined, or otherwise damaged. Displaced rock should be replaced, or additional rock added in order to maintain the structure(s) in their undamaged state. Woody vegetation should not be allowed to become established in riprap areas, and/or any debris removed from the void spaces between the rocks. If the riprap is adjacent to a stream or other waterbody, the water should be kept clear of obstructions, debris, and sediment deposits.
- d. **Swales:** Inspect annually for erosion, sediment accumulation, vegetation loss, and presence of invasive species. Perform periodic mowing; frequency depends on location and type of grass. Remove debris and accumulated sediment, based on inspection. Repair eroded areas, remove invasive species and dead vegetation, and reseed with applicable grass mix as warranted by inspection.
- e. Porous Asphalt Parking Lots:

The following recommendations will help assure that the pavement is maintained to preserve its hydrologic effectiveness.

Winter maintenance:

- Sanding for winter traction is prohibited. Deicing is permitted (NaCl, MgCl₂, or equivalent). Reduced salt application to 50% over traditional pavement application rates. Nontoxic, organic deicers, applied either as blended, magnesium chloride-based liquid products or as pretreated salt, are preferable.
- Plowing is allowed, blade should be set approximately 1" above road surface. Ice and light snow accumulation are generally not as problematic as for standard asphalt. Snow will accumulate during heavier storms and should be plowed. (more than usual, about an inch).

- Snow shall not be plowed or stored in 50' wetland buffer.

Routine maintenance:

- Asphalt seal coating is absolutely forbidden. Surface seal coating is not reversible.
- The pavement surface should be vacuumed 2 or 4 times per year, and at any additional times sediment is spilled, eroded, or tracked onto the surface.
- Planted areas adjacent to pervious pavement should be well maintained to prevent soil washout onto the pavement. If any bare spots or eroded areas are observed within the planted areas, they should be replanted and/or stabilized at once.
- Immediately clean any soil deposited on pavement. Superficial dirt does not necessarily clog the pavement voids. However, dirt that is ground in repeatedly by tires can lead to clogging. Therefore, trucks or other heavy vehicles should be prevented from tracking or spilling dirt onto the pavement.
- Do not allow construction staging, soil/mulch storage, etc. on unprotected pavement surface. Contractor to laydown tarps, plywood or removable item and take care not to track material onto unprotected pavement.
- Repairs: potholes of less than 50 square feet can be patched by any means suitable with standard pavement or a pervious mix is preferred. For areas greater than 50 sq. ft. is in need of repair, approval of patch type should be sought from a qualified engineer. Any required repair of drainage structures should be done promptly to ensure continued proper functioning of the system.
- Written and verbal communication to the porous pavement's future owner should make clear the pavement's special purpose and special maintenance requirements such as those listed here.
- A permanent sign shall be added and maintained at the entrance and end of the porous asphalt area to inform residents and maintenance staff of the special nature and purpose of the pavement, and its special maintenance requirements.

Signage should read as follows:

POROUS ASPHALT PAVEMENT
FOR STORM WATER MANAGEMENT

MAINTENANCE REQUIREMENTS:

PLOW WITH SLIGHTLY RAISED BLADE ONLY
SANDING OF SURFACE PROHIBITED
DEICING PERMITTED (NaCl, MgCl₂ OR EQUIVALENT)

SEAL-COATING PROHIBITED
CLEANING BY PRESSURIZED AIR OR WATER PROHIBITED
DRY VACUUM SEMIANNUALLY

- f. **Culverts: Inspection** of culvert inlets and outlets at least **once per month** during the rainy season (March to November). Any debris is to be removed and disposed of properly.

C. Salt Management:

1. It is recommended that the NHDES Green Snow Pro Certification program maintenance guidance be followed on site. It is preferable that the contractor responsible for Snow removal and the application of salt/sand on site be Snow Pro Certified.
2. Please refer to the porous pavement section of this manual for additional winter salt reduction information.

See attached sample forms as a guideline.

Any inquiries in regards to the design, function, and/or maintenance of any one of the above mentioned facilities or tasks shall be directed to the project engineer:

Jones & Beach Engineers, Inc.
85 Portsmouth Avenue
P.O. Box 219
Stratham, NH 03885

T#: (603) 772-4746
F#: (603) 772-0227

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION PERIOD AND CRITERIA
 Tax Map 51 Lots 14-1 & 17
 110 Holland Way
 Exeter, NH

Stormwater Component	Inspection Period	Inspection Criteria/Methods
Erosion	Annually	Repair site erosion.
Vegetation	Annually	Repair bare unvegetated areas.
Riprap	Annually	Relocate displaced rocks, remove woody vegetation and debris.
Swale	Bi-annually	Inspection for sediment/debris, inspect for erosion, inspection for invasives, mow.
Porous Pavement	Bi-annually	Inspection for sediment/debris, inspect for damage to the porous pavement surface.
Culvert	Bi-annually	Inspection for sediment/debris

**STORM WATER OPERATIONS AND MAINTENANCE PLAN
INSPECTION REPORT**

Tax Map 51 Lots 14-1 & 17
110 Holland Way, Exeter, NH
Exeter, NH 03833

Yearly Inspection Form			
Inspected Component	Date of Inspection	Inspector	Issue Detected / Action Taken
Erosion			
Vegetation			
Riprap			
Culvert			
Porous Pavement			
Swale			

Letter of Authorization

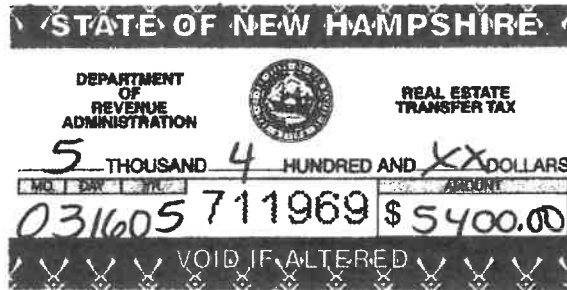
JAY D.
McFarland Realty Tr, ~~Henry O.~~ McFarland Trustee Etal, 151 Portsmouth Avenue, Exeter, NH 03833, owner of property located in Exeter, NH, known as Tax Map 51, Lot 14-1, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on Off Portsmouth Avenue in Exeter, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Ada Pierce
Witness

Jay D. McFarland
Henry O. McFarland Trustee
McFarland Realty Tr.

1-12-2021
Date



WARRANTY DEED

ROUTE 88 CONNECTOR, LLC, a Delaware limited liability company, with an address c/o The Richmond Company, Inc., 7 Essex Green Drive, Suite 56, Peabody, Massachusetts 01960 ("Grantor") for consideration paid, grants to Henry O. McFarland, Trustee, Susan McFarland Moynahan, Trustee, and Jay D. McFarland, Trustee, in their capacities as Trustees of McFARLAND REALTY TRUST under Declaration of Trust dated April 29, 1983 recorded with Rockingham Registry of Deeds in Book 2442, Page 1152, as amended, with an address of 151 Portsmouth Avenue, Exeter, New Hampshire 03833 ("Grantee"), with Warranty Covenants, the land in the Town of Exeter, County of Rockingham, State of New Hampshire described on Exhibit A attached hereto and made a part hereof.

Such premises are conveyed subject to a Utility Easement as set forth in the Notice of Condemnation filed by the State of New Hampshire Department of Transportation, dated March 7, 1997, and recorded in the Rockingham County Registry of Deeds (the "Registry") at Book 3203, Page 347, and to a Conservation Easement Deed from Route 88 Connector, LLC, to the Town of Exeter Conservation Commission, dated June 10, 2004, and recorded in said Registry at Book 4326, Page 1590.

For Grantor's title, see Warranty Deed of Harold Ralph Haley, Donald E. Haley, Muriel E. Ostrowski and Janice L. Coffin dated May 21, 2002, and recorded in said Registry at Book 3777, Page 2662.

EXECUTED under seal this 30~~th~~ day of December, 2004.

ROUTE 88 CONNECTOR, LLC

By: Redford Realty Corp., a
Massachusetts corporation, its
Manager

By: 
Philip Pastan, President

017336

2005 MAR 16 PM 3:27

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

COMMONWEALTH OF MASSACHUSETTS

County of Essex

December 20, 2004

Then personally appeared the above-named Philip Pastan, President, of Redford Realty Corp., Manager of Route 88 Connector, LLC, and acknowledged the foregoing to be his free act and deed and the free act and deed of Redford Realty Corp., as Manager of Route 88 Connector, LLC, before me.

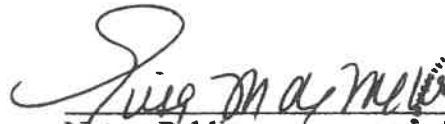


Notary Public
My Commission expires:

ELISA M. DeMELO
NOTARY PUBLIC
My commission expires Mar. 25, 2005

EXHIBIT A

A certain parcel of land located south of Portsmouth Avenue (NH Route 108) and east of the Route 88 Connector in the Town of Exeter, in the County of Rockingham and the State of New Hampshire, being shown on a plan entitled "Lot Line Revision, Portsmouth Avenue - NH Route 108, Exeter, New Hampshire" prepared by James Verra and Associates, Inc., dated 8/8/2000 (revised through 4/29/01) and recorded in the Rockingham County Registry of Deeds as Plan No. D-30822 (the "Plan"), and being bounded and described as follows:

Beginning at a granite bound set in the Exeter/Stratham Town Line at the southeast corner of land now or formerly of Route 88 Connector, LLC, as shown on Sheet 2 of said Plan, near a point labeled "B" on said Plan; thence

- S 54°41'22" W along land now or formerly of Exeter and Hampton Electric Company a distance of two hundred ninety-seven and thirty-seven hundredths feet (297.37') to a concrete bound at land now or formerly of GTE Osram Sylvania; thence
- N 63°35'47" W along said GTE Osram Sylvania land a distance of one hundred sixty-nine and ninety-three hundredths feet (169.93') to a fence post with barbed wire; thence
- N 57°17'51" W along said GTE Osram Sylvania land a distance of eighty-one and thirty-eight hundredths feet (81.38') to a fence post with barbed wire; thence
- N 54°31'59" W along said GTE Osram Sylvania land a distance of eighty-seven and seventy-five hundredths feet (87.75') to a 24" pine with barbed wire; thence
- N 57°57'05" W along said GTE Osram Sylvania land a distance of seventy-one and seventy-nine hundredths feet (71.79') to a 16" maple with barbed wire; thence
- N 63°29'37" W along said GTE Osram Sylvania land a distance of forty-three and thirty-two hundredths feet (43.32') to a fence post with barbed wire; thence
- N 61°51'38" W along said GTE Osram Sylvania land a distance of eighty-five and fourteen hundredths feet (85.14') to a point; thence
- N 74°14'57" W along said GTE Osram Sylvania land a distance of seventy-eight and seventy-nine hundredths feet (78.79') to a NH Highway Bound at land now or formerly of M.K. Realty Co., Inc.; thence
- N 26°22'34" W along said M.K. Realty land a distance of one hundred seventy-seven and sixty-six hundredths feet (177.66') to an iron rod at other land of the Grantee, McFarland Realty Trust; thence

- N 74°52'32" E along said McFarland Realty Trust land a distance of three hundred seventy-five and no hundredths feet (375.00) to an iron rod; thence
- N 25°21'53" W along said McFarland Realty Trust land a distance of three hundred eighty-five and nineteen hundredths feet (385.19') to an iron rod & cap at other land of the Grantor, Route 88 Connector LLC; thence
- N 64°10'52" E along said Route 88 Connector land a distance of forty-five and no hundredths feet (45.00') to an iron rod & cap;
- S 25°21'53" E along said Route 88 Connector land a distance of three hundred twenty-nine and eighty hundredths feet (329.80') to an iron rod & cap; thence
- N 64°38'07" E along said Route 88 Connector land a distance of one hundred thirty-eight and eighty-eight hundredths feet (138.88') to an iron rod & cap shown as Point "A" on the Plan, said point also being in the Exeter/Stratham Town Line; thence
- S 36°19'54" E along said Route 88 Connector land and the Exeter/Stratham Town Line a distance of five hundred seventy-seven and fifty-nine hundredths feet (577.59') to a point labeled "B" on said Plan; thence
- S 23°39'28" E along said Route 88 Connector land and the Exeter/Stratham Town Line a distance of twelve and thirty-one hundredths feet (12.31') to the point of beginning.

The above described parcel contains 6.90 acres, more or less, in the Town of Exeter, New Hampshire.

**ABUTTERS LIST (DIRECT)
AS OF
JULY 26, 2023
FOR
110 HOLLAND WAY, EXETER, NH
JBE PROJECT No. 19198**

OWNER OF RECORD/APPLICANT:

TAX MAP 51/LOT 13 – ABUTTING PROPERTY
TAX MAP 51/LOT 14-1 – SUBJECT PROPERTY
MCFARLAND REALTY TR
HENRY O MCFARLAND TRUSTEE ETAL
151 PORTSMOUTH AVE
EXETER, NH 03833
BK 4451/PG 0426 (12/30/04) – LOT 13
BK 4451/PG 0502 (02/10/05) – LOT 14-1

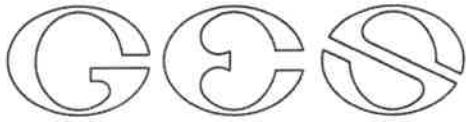
EXETER ABUTTERS:

51/3
ARCHLAND PROPERTY I LLC
PO BOX 6300
AMHERST, NH 03031
4322/0141 (06/29/04)

51/3.1
GIBBS OIL CO LTD PARTNERSHIP
6 KIMBALL LANE, STE. 400
LYNNFIELD, MA 01940
3203/2650 (03/14/97)

51/5
ST AMOUR REVOCABLE TRUST
BARBARA ST AMOUR TRUSTEE
4 STONEYBROOK LANE
EXETER, NH 03833
5281/0173 (01/17/12)

51/11
UNITIL ENERGY SYSTEMS, INC.
6 LIBERTY LANE
HAMPTON, NH 03842
3938/0701 (12/02/02)



GOVE ENVIRONMENTAL SERVICES, INC

August 28, 2023

Erik Poulin
Jones&Beach Engineers, Inc.
85 Portsmouth Avenue
PO Box 219
Stratham, NH 03885

**Subject: Wetland Delineation & Functional Assessment Report
McFarland Ford
110 Holland Way
Exeter, NH**

Dear Mr. Poulin:

This wetland report is provided in connection with the proposed installation of EV charging stations and drainage improvements at the McFarland Ford Dealership in Exeter, NH. The report documents the delineation and functional assessment of wetland resources in the vicinity of the proposed work as well as an evaluation of the proposed work within the context Section 9.1 of the Exeter Zoning Ordinance (Wetland Conservation District).

WETLAND DELINEATION

Resource areas on this property were delineated on in August of 2023 by Brendan Quigley, NHCWS #249 utilizing the following standards:

1. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, (Version 2.0) January 2012, U.S. Army Corps of Engineers.*
2. *Field Indicators of Hydric Soils in the United States, A Guide for Identifying and Delineating Hydric Soils, Version 8.2. United States Department of Agriculture (2018).*
3. *New England Hydric Soils Technical Committee. 2019 Version 4, Field Indicators for Identifying Hydric Soils in New England. New England Interstate Water Pollution Control Commission, Lowell, MA.*
4. *National Wetland Plant List, Version 3.2 (2016).*

Wetland boundaries were surveyed by Jones&Beach Engineers for use on project plans. There are three areas of wetland adjacent to the proposed work which have been demarcated in the field with three segments of consecutive numbered "Wetland Delineation" flagging. All three areas of wetland are ultimately part of the same wetland complex but differ in that two of the areas coincide with the mapped Prime Wetland. The Prime Wetland has a wetter hydrology and largely very poorly drained soil, as required for the Prime wetland designation. The predominant

wetland type is mixed forested wetland dominated by red maple and hemlock (PFO1/4¹) but scrub shrub and emergent wetland components (PSS1/PEM1) also exist in areas further from the proposed work. The third area of the wetland extends well above the mapped Prime Wetland and up to the edge of the existing gravel parking area where the project is proposed. This is a forested wetland developed on poorly drained soil with diverse vegetation consisting of relatively uniform young Red Maple and Glossy Buckthorn. These wetland areas are identified on the attached sketch plan.

FUNCTION & VALUE ASSESSMENT

A functional assessment was conducted using the US Army Corps Highway Methodology guidelines. Functions are self-sustaining properties of wetlands, which exist in the absence of human involvement. Values refers to the benefits gained by society from a given wetland or ecosystem and their inherent functions. Functions and values identified as “primary” have been determined to be significant features of the wetland being evaluated. An important distinction is that the primary functions and values of a particular wetland does not necessarily indicating the wetland supports them at a significant *level* in comparison to other wetlands in the region or even near the site.

The Highway Methodology considers 13 functions and values:

- 1. Groundwater recharge/discharge:** This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. Recharge should relate to the potential for the wetland to contribute water to an aquifer. Discharge should relate to the potential for the wetland to serve as an area where ground water can be discharged to the surface.
- 2. Floodflow Alteration:** This function considers the effectiveness of the wetland in reducing flood damage by attenuation of floodwaters for prolonged periods following precipitation events.
- 3. Fish and Shellfish Habitat:** This function considers the effectiveness of seasonal or permanent water bodies associated with the wetland in question for fish and shellfish habitat.
- 4. Sediment/Toxicant/Pathogen Retention:** This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants or pathogens.
- 5. Nutrient Removal/Retention/Transformation:** This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers or estuaries.
- 6. Production Export:** This function relates to the effectiveness of the wetland to produce food or usable products for human, or other living organisms.
- 7. Sediment/Shoreline Stabilization:** This function relates to the effectiveness of a wetland to stabilize stream banks and shorelines against erosion.

¹ *Classification of Wetlands and Deepwater Habitats of the United States*. USFW Manual FWS/OBS-79/31 (1979).



- 8. Wildlife Habitat:** This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and or migrating species must be considered.
- 9. Recreation:** This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting and other active or passive recreational activities. Consumptive opportunities consume or diminish the plants, animals or other resources that are intrinsic to the wetland, whereas non-consumptive opportunities do not.
- 10. Educational/Scientific Value:** This value considers the effectiveness of the wetland as a site for an “outdoor classroom” or as a location for scientific study or research.
- 11. Uniqueness/Heritage:** This value relates to the effectiveness of the wetland or its associated water bodies to produce certain special values. Special values may include such things as archeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geological features.
- 12. Visual Quality/Aesthetics:** This value relates to the visual and aesthetic qualities of the wetland.
- 13. Threatened or Endangered Species Habitat:** This value relates to the effectiveness of the wetland or associated water bodies to support threatened or endangered species.

Prime Wetland Areas

As one would expect, the Prime Wetland supports a number of functions and values through its greater diversity and wetland specific habitat. Water quality function and flood attenuation are principal functions of the wetland which are both enabled by its restricted outlet and direction of drainage s toward Waterworks Pond.

Poorly Drained (non-prime) Wetland

The portion of forested wetland extending to the edge of the existing gravel parking area supports comparatively less wetland function. The modest habitat value in this area is not wetland specific. The topography is relatively flat and vegetation is not dense which inhibits potential water quality and flood attenuation function. This area of wetland functions more as a buffer to the adjacent area of Prime Wetland.

RELATION TO THE PROPOSED WORK

The proposed project involves buffer impacts only, no direct wetland impact is proposed. Buffer impacts fall into two distinct categories: 1) impacts associated with conversion of the existing gravel parking area, and 2) impacts associated with the construction of a stormwater treatment swale extending north along the edge of the driveway for the dealership.

The buffer impact associated with the paving of the small existing gravel parking area for construction of EV charging stations is almost entirely within the existing disturbed area. The proposed configuration will actually decrease the size of the gravel surface by approximately

1,500 square feet with the remaining area being returned to vegetation. The proposed project will also incorporate formal stormwater management and treatment whereas the current gravel parking area contributes uncontrolled runoff to the wetland. This will result in a net improvement and will be fully protective of wetland functions and values.

The buffer impacts associated with construction of the of the swale at the edge of the driveway will involve disturbance within a 15-foot to 20-foot wide area directly adjacent to the pavement. Approximately half of this disturbance is located within the shoulder of the existing driveway which can be characterized as a partially disturbed weedy area subject to periodic maintenance. The remainder of the buffer impact is to naturally vegetated buffer. This impact will result in the loss of some screening function between the developed area of the dealership and the wetland. This may result in a minor effect on the quality of the wildlife habitat in the wetlands but will not result in habitat loss or segmentation. The treatment of currently untreated runoff should, however, improve water quality within the wetland and therefore improve wildlife habitat. The overall water quality and flood attenuation functions of the wetland itself will not be affected.

The project will therefore have very minimal impact on wetland function and overall ecological integrity of the wetlands associated with the site. Furthermore, the project will result in meaningful improvements by treating currently uncontrolled stormwater runoff at this location. This concludes the wetland delineation and wetland functional assessment report. If I can be of further assistance, please feel free to contact me at (603) 778-0644.

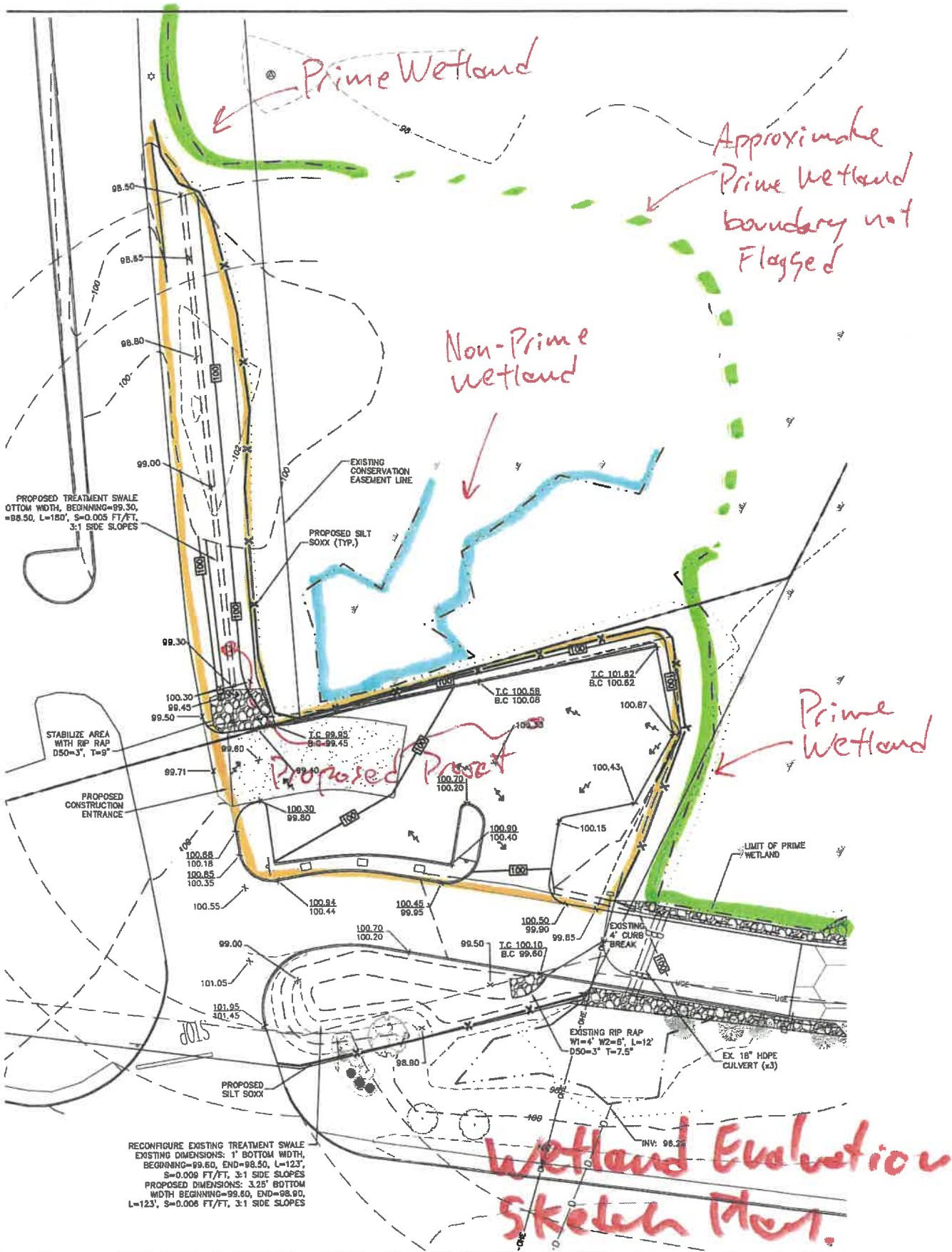
Sincerely,



Brendan Quigley, NHCWS
Gove Environmental Services, Inc.

Enc. Wetland Function Evaluation Forms
Sketch Plan





0	07/28/23	ISSUED FOR REVIEW	EMP
REV.	DATE	REVISION	BY

J/B Jones &
 85 Portsmouth Ave. **Civil En**
 PO Box 219
 Stratham, NH 03885



WETLAND FUNCTIONAL ANALYSIS

GES PROJECT NO.: 2019194 DATE: 8/28/23 STAFF: BJQ
 WETLAND ID: Prime SIZE: 20+ acres LOCATION: McFarland EV charging stations
 DOMINANT CLASSIFICATION: PFO/SS/EM NUMBER OF VEGETATIVE CLASSES: 3

WETLAND TYPE

- | | |
|---|--|
| <input type="checkbox"/> Bog | <input type="checkbox"/> Sand Dune |
| <input type="checkbox"/> Deciduous Wooded Swamp | <input checked="" type="checkbox"/> Scrub-Shrub Swamp |
| <input type="checkbox"/> Drainage Swale | <input type="checkbox"/> Seasonal Stream |
| <input type="checkbox"/> Evergreen Wooded Swamp | <input type="checkbox"/> Tidal Marsh |
| <input type="checkbox"/> Freshwater Deep Marsh | <input type="checkbox"/> Wet Meadow |
| <input checked="" type="checkbox"/> Freshwater Shallow Marsh | |
| <input checked="" type="checkbox"/> Mixed Wooded Swamp | |
| <input type="checkbox"/> Perennial Stream | <input type="checkbox"/> Excavated Ditch |
| <input type="checkbox"/> Pond/Lake | <input type="checkbox"/> Excavated Wetland |
| <input type="checkbox"/> Potential Vernal Pool | <input type="checkbox"/> Graded Wetland |
| <input type="checkbox"/> River | <input type="checkbox"/> Wetland Detention Basin |
| <input type="checkbox"/> Salt Marsh | <input type="checkbox"/> Wetland w/ Spoil Piles |

PLAN:

To protect the Prime Wetland be use of porous pavement, maintenance of a forested buffer, and limited salt use.

PLANT SPECIES

<i>Trees</i>	<i>Saplings</i>	<i>Shrubs</i>	<i>Herbaceous</i>
Red Maple	Red Maple	Highbush Blueberry	Cinnamon Fern
Hemlock	Hemlock	Winterberry	Sensitive Fern
White Pine	White Pine	Poison Ivy	Sphagnum

SPECIAL HABITAT OR OTHER NOTES

- Prime Wetland

GROUNDWATER RECHARGE/DISCHARGE

Function Present: Yes No

- Restrictive layer
- Gravel or sands
- Till
- Marine/Lacustrine
- Groundwater discharge: Seep/Spring
- Variable water levels
- Constant water levels

FLOODFLOW ALTERATION

Function Present: Yes No

- H M L Watershed position
- Topo of wetland
- L M S Size relative to watershed
- Other storage in watershed present
- Slopes in watershed: Flat
- Constricted outlet
- Associated with water course

SEDIMENT/TOXICANT/PATHOGEN RETENTION

Function Present: Yes No

- Sediment/toxicants sources present upslope
- Flat wetland topo
- Organic fine soils
- Flood storage occurs
- Broad transition
- Ditching
- Associated w/ surface water
- Erosion or sedimentation
- Diffuse flows
- Vegetation interspersion
- Dense herbaceous

NUTRIENT REMOVAL/RETENTION/TRANSFORMATION

Function Present: Yes No

- Hydrologic regime
- Open water
- Sediment trapping
- Nutrients upslope
- Aquatic diversity abundance
- Slow moving water
- Organic soils

PRODUCTION EXPORT

Function Present: Yes No

- Wildlife food sources
- Detritus
- Wildlife use
- H M L Vegetation Density
- H M L Interspersion
- H M L Diversity
- Aquatic plants
- Permanent outlet
- Signs of Export

SEDIMENT/SHORELINE STABILIZATION

Function Present: Yes No

- Association w/ surface water: Yes No
- Topo gradient
- Bank or shoreline
- Vegetated bank
- High flows
- Channelized flow
- Open water fetch

WILDLIFE HABITAT

Function Present: Yes No

- Degradation Type:
- Upland buffer Width: 50-75 feet plus
- Type of buffer: Forested
- Wetland connections
- Corridor
- Islands
- Loafing logs
- Aquatic habitat
- Cavity trees
- Rock crevices
- Fish habitat



WETLAND FUNCTIONAL ANALYSIS

GES PROJECT NO.: 2019194 DATE: 8/28/23

STAFF: BJQ

WETLAND ID: Non-Prime Wetland

LOCATION: McFarland EV charging stations

DOMINANT CLASSIFICATION: PFO

NUMBER OF VEGETATIVE CLASSES: 1

WETLAND TYPE

- | | |
|---|--|
| <input type="checkbox"/> Bog | <input type="checkbox"/> Sand Dune |
| <input checked="" type="checkbox"/> Deciduous Wooded Swamp | <input type="checkbox"/> Scrub-Shrub Swamp |
| <input type="checkbox"/> Drainage Swale | <input type="checkbox"/> Seasonal Stream |
| <input type="checkbox"/> Evergreen Wooded Swamp | <input type="checkbox"/> Tidal Marsh |
| <input type="checkbox"/> Freshwater Deep Marsh | <input type="checkbox"/> Wet Meadow |
| <input type="checkbox"/> Freshwater Shallow Marsh | |
| <input type="checkbox"/> Mixed Wooded Swamp | <hr/> |
| <input type="checkbox"/> Perennial Stream | <input type="checkbox"/> Excavated Ditch |
| <input type="checkbox"/> Pond/Lake | <input type="checkbox"/> Excavated Wetland |
| <input type="checkbox"/> Potential Vernal Pool | <input type="checkbox"/> Graded Wetland |
| <input type="checkbox"/> River | <input type="checkbox"/> Wetland Detention Basin |
| <input type="checkbox"/> Salt Marsh | <input type="checkbox"/> Wetland w/ Spoil Piles |

PROPOSED IMPACTS:

Buffer impacts within existing gravel parking area only, no direct impacts are proposed.

PLANT SPECIES:

Trees

Red Maple

Saplings

Shrubs

Highbush Blueberry
Glossy buckthorn

Herbaceous

SPECIAL HABITAT OR OTHER NOTES:

Wetland on poorly drained soil, not mapped as Prime. Flat to shallow depression topo.

GROUNDWATER RECHARGE/DISCHARGE

- Restrictive layer
- Gravel or sands
- Till
- X **Marine/Lacustrine**

- Function Present:* **No**
- Groundwater discharge: Seep/Spring
 - X **Variable water levels**
 - Constant water levels

FLOODFLOW ALTERATION

- x **H** M L Watershed position
- Topo of wetland
- L M S Size relative to watershed
- Other storage in watershed present

- Function Present:* **No**
- Slopes in watershed: flat, very little basin

SEDIMENT/TOXICANT/PATHOGEN RETENTION

- X **Sediment/toxicants sources present upslope**
- X **Flat wetland topo**
- Organic fine soils
- Flood storage occurs
- Broad transition

- Function Present:* **YES**
- Associated w/ surface water
 - Diffuse flows
 - Vegetation interspersion
 - Dense herbaceous

NUTRIENT REMOVAL/RETENTION/TRANSFORMATION

- Hydrologic regime
- Open water
- Nutrients upslope

- Function Present:* **No**
- Aquatic diversity abundance
 - Slow moving water
 - Organic soils

PRODUCTION EXPORT

- Wildlife food sources
- Detritus
- Wildlife use
- H M L Vegetation Density
- H M L Interspersion

- Function Present:* **No**
- H M L Diversity
 - Aquatic plants
 - Permanent outlet
 - Signs of Export

SEDIMENT/SHORELINE STABILIZATION

- Association w/ surface water: **No**
- Topo gradient
- Bank or shoreline
- Vegetated bank
- High flows
- Channelized flow
- Open water fetch

Function Present: **No**

WILDLIFE HABITAT

- General forest habitat/buffer to Prime wetland
- X **Wetland connections**
- Corridor
- Islands
- Loafing logs
- Aquatic habitat
- Cavity trees
- Rock crevices
- Fish habitat

Function Present: **Yes**

51/15
KEVIN KING ENTERPRISES CO LLC
C/O HANNAFORD BROS CO
PO BOX 6500
CARLISLE, PA 17013
3792/0479 (06/28/02)

51/17
ONE FOUR SIX POST RD LLC
151 PORTSMOUTH AVE
EXETER, NH 03833
6258/1800 (03/30/21)

51/112
NH EXETER PROPERTIES LLC
70 W MADISON ST, STE. 5600
CHICAGO, IL 60602
6448/0421 (10/24/22)

STRATHAM ABUTTERS:

4/21
KEVIN KING ENTERPRISES COMPANY
PO BOX 216
STRATHAM, NH 03885
4451/0495 (03/16/05) – STRATHAM

NHDOT
7 HAZEN DR
CONCORD, NH 03301

ENGINEERS/SURVEYORS:

JONES & BEACH ENGINEERS, INC.
ATTN: ERIK POULIN, P.E.
PO BOX 219
STRATHAM, NH 03885

WETLANDS/SOILS:

GOVE ENVIRONMENTAL SERVICES, INC.
ATTN. JAMES GOVE
8 CONTINENTAL DR, UNIT H
EXETER, NH 03833

MCFARLAND REALTY TR
HENRY O MCFARLAND TRUSTEE ETAL
151 PORTSMOUTH AVE
EXETER, NH 03833

MCFARLAND REALTY TR
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EXETER, NH 03833

MCFARLAND REALTY TR
HENRY O MCFARLAND TRUSTEE ETAL
151 PORTSMOUTH AVE
EXETER, NH 03833

ARCHLAND PROPERTY I LLC
PO BOX 6300
AMHERST, NH 03031

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PO BOX 6300
AMHERST, NH 03031

ARCHLAND PROPERTY I LLC
PO BOX 6300
AMHERST, NH 03031

GIBBS OIL CO LTD PARTNERSHIP
6 KIMBALL LANE, STE. 400
LYNNFIELD, MA 01940

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UNITIL ENERGY SYSTEMS, INC.
6 LIBERTY LANE
HAMPTON, NH 03842

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CHICAGO, IL 60602

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STRATHAM, NH 03885

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PO BOX 216
STRATHAM, NH 03885

NHDOT
7 HAZEN DR
CONCORD, NH 03301

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CONCORD, NH 03301

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CONCORD, NH 03301

JONES & BEACH ENGINEERS, INC.
ATTN: ERIK POULIN, P.E.
PO BOX 219
STRATHAM, NH 03885

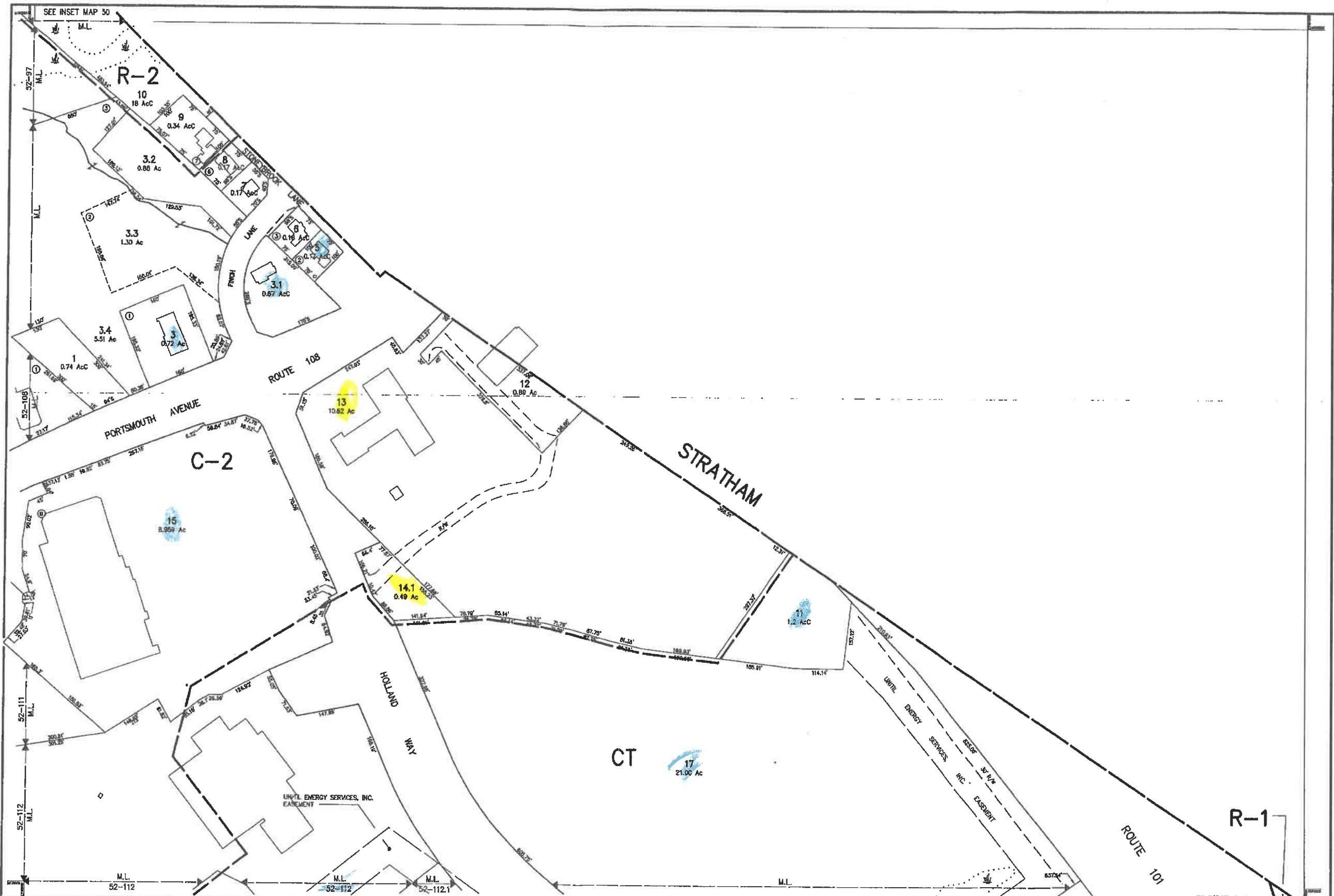
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8 CONTINTENTIAL DR, UNIT H
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ATTN. JAMES GOVE
8 CONTINTENTIAL DR, UNIT H
EXETER, NH 03833



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
 PHOTOGRAPHY DATE: APRIL 25, 1995
 COMPLETION DATE: MARCH 29, 1996

PRODUCED IN 1996 BY
CAI Technologies
11 PLEASANT STREET, LITTLETON, NH 03041
 603.322-4540 - WWW.CAI-TECH.COM

LEGEND

AREA SURVEYED	Ac	EXEMPT PROPERTY	⊙
AREA CALCULATED	Ac	SUBDIVISION LOT NO.	①
RECORDED DIMENSION	100'	ZONE LIMIT	---
SCALED DIMENSION	100's	RIGHT OF WAY	---
MATCH LINE	M.L.	COMMON OWNERSHIP	---
WATER	W	WETLANDS	---

SCALE 1" = 100'

FEET 0 100 200 300

METERS 0 25 50 75

REVISED TO: APRIL 1, 2021

PROPERTY MAPS
EXETER
 NEW HAMPSHIRE

INDEX DIAGRAM

50	51	52
65	66	67

MAP NO. **51**

NO PARCEL 2, 4, 14, 16



July 26, 2023

Stratham, NH

1 inch = 275 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

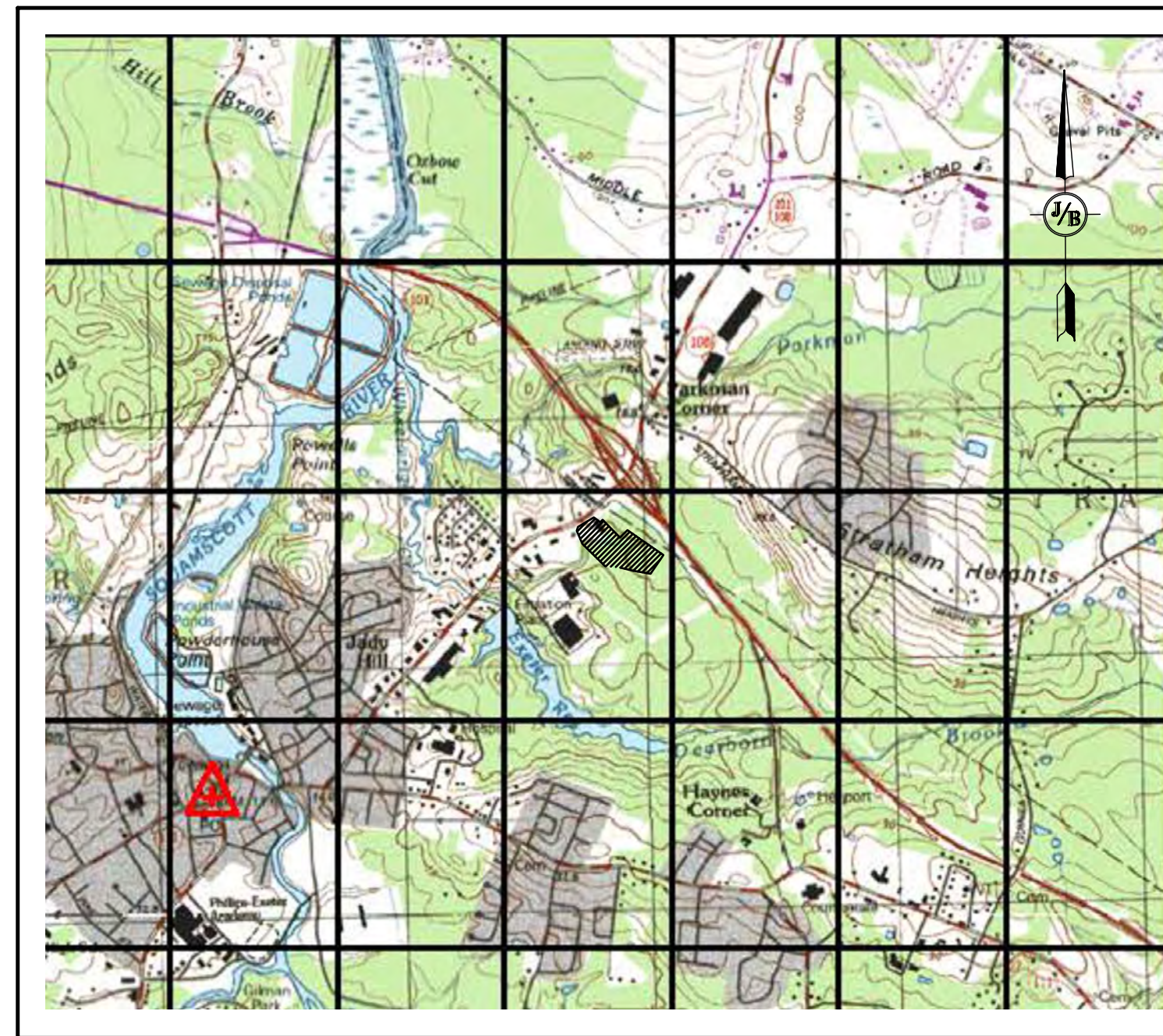
McFARLAND FORD ELECTRIC VEHICLE CHARGING STATION TAX MAP 51, LOTS 14-1 AND 13 110 HOLLAND WAY, EXETER, NH

GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	FRESHWATER WETLANDS LINE
---	---	TIDAL WETLANDS LINE
---	---	STREAM CHANNEL
---	---	TREE LINE
---	---	STONEWALL
---	---	BARBED WIRE
---	---	FENCE
---	---	STOCKADE FENCE
---	---	SOIL BOUNDARY
---	---	AQUIFER PROTECTION LINE
---	---	FLOOD PLAIN LINE
---	---	ZONELINE
---	---	EASEMENT
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	EDGE OF PAVEMENT
---	---	VERTICAL GRANITE CURB
---	---	SLOPE GRANITE CURB
---	---	CAPE COD BERM
---	---	POURED CONCRETE CURB
---	---	SILT FENCE
---	---	DRAINAGE LINE
---	---	SEWER LINE
---	---	SEWER FORCE MAIN
---	---	GAS LINE
---	---	WATER LINE
---	---	WATER SERVICE
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND ELECTRIC
---	---	GUARDRAIL
---	---	UNDERDRAIN
---	---	FIRE PROTECTION LINE
---	---	THRUST BLOCK
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	IRON ROD/DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	SPOT GRADE
---	---	PAVEMENT SPOT GRADE
---	---	CURB SPOT GRADE
---	---	BENCHMARK (TBM)
---	---	DOUBLE POST SIGN
---	---	SINGLE POST SIGN
---	---	WELL
---	---	TEST PIT
---	---	FAILED TEST PIT
---	---	MONITORING WELL
---	---	PERC TEST
---	---	PHOTO LOCATION
---	---	TREES AND BUSHES
---	---	UTILITY POLE
---	---	LIGHT POLES
---	---	DRAIN MANHOLE
---	---	SEWER MANHOLE
---	---	HYDRANT
---	---	WATER GATE
---	---	WATER SHUT OFF
---	---	REDUCER
---	---	SINGLE GRATE CATCH BASIN
---	---	DOUBLE GRATE CATCH BASIN
---	---	TRANSFORMER
---	---	CULVERT W/WINGWALLS
---	---	CULVERT W/FLARED END SECTION
---	---	CULVERT W/STRAIGHT HEADWALL
---	---	STONE CHECK DAM
---	---	DRAINAGE FLOW DIRECTION
---	---	4K SEPTIC AREA
---	---	WETLAND IMPACT
---	---	VEGETATED FILTER STRIP
---	---	RIPRAP
---	---	OPEN WATER
---	---	FRESHWATER WETLANDS
---	---	TIDAL WETLANDS
---	---	STABILIZED CONSTRUCTION ENTRANCE
---	---	CONCRETE
---	---	GRAVEL
---	---	SNOW STORAGE
---	---	RETAINING WALL

SHEET INDEX

CS	COVER SHEET
C1	EXISTING CONDITIONS PLAN
C2	SITE PLAN OVERVIEW
C2-1	SITE PLAN
C3	GRADING AND DRAINAGE PLAN
D1	DETAIL SHEET
E1	EROSION AND SEDIMENT CONTROL DETAILS



LOCUS MAP
SCALE 1" = 2000'

PERMITS

TYPE OF PERMIT

EXETER SITE PLAN APPROVAL:
TOWN OF EXETER PLANNING BOARD
10 FRONT STREET
EXETER, NEW HAMPSHIRE 03833
(603) 778-0591
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

EXETER CONDITIONAL USE PERMIT:
TOWN OF EXETER PLANNING BOARD
10 FRONT STREET
EXETER, NEW HAMPSHIRE 03833
(603) 778-0591
RESPONSIBLE CONSULTANT:
JONES & BEACH ENGINEERS, INC.

STATUS

SUBMITTED:
PERMIT NO.
DATED:
EXPIRATION:

SUBMITTED: 8/1/23
PERMIT NO.
DATED:
EXPIRATION:

APPLICANT / DEVELOPER
McFARLAND FORD SALES, INC
151 PORTSMOUTH AVE
EXETER, NH
(603) 772-1144
CONTACT: CHRIS LANE
CLANE@MCFARLANDFORD.COM

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

OWNER OF RECORD
TAX MAP 51 LOT 14-1
MCFARLAND REALTY TRUST
151 PORTSMOUTH AVE
EXETER, NH 03833

TAX MAP 51 LOT 13
MCFARLAND REALTY TRUST
151 PORTSMOUTH AVE
EXETER, NH 03833

WETLAND CONSULTANT
GOVE ENVIRONMENTAL SERVICES, INC.
8 CONTINENTAL DRIVE, UNIT H
EXETER, NH 03833-7507
(603) 778-0644 X2
CONTACT: JAMES GOVE

WATER AND SEWER
EXETER DEPARTMENT PUBLIC WORKS
13 NEWFIELDS ROAD
EXETER, NH 03833
(603) 773-6157

ELECTRIC
UNITIL
114 DRINKWATER ROAD
KENSINGTON, NH 03833
(800) 582-7276

PROJECT PARCEL
TOWN OF EXETER
TAX MAP 51, LOTS 14-1 & 13

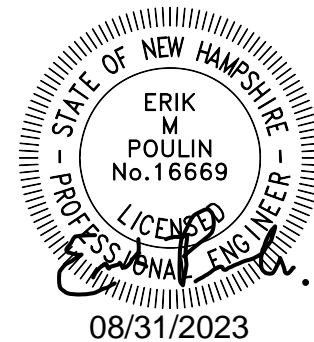
APPLICANT
McFARLAND FORD SALES, INC
151 PORTSMOUTH AVE
EXETER, NH 03833

TOTAL LOT AREA
LOT 14-1 LOT 13
471,601 SQ. FT. 21,362 SQ. FT.
10.82 AC. 0.49 ACRES

APPROVED - EXETER, NH
PLANNING BOARD

DATE:

Design: DJM	Draft: GDR	Date: 05/11/2023
Checked: EMP	Scale: AS NOTED	Project No.: 19198
Drawing Name: 19198-PLAN EV STATION.dwg		
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0	08/30/23	ISSUED FOR REVIEW	EMP
		REVISION	

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

Civil Engineering Services

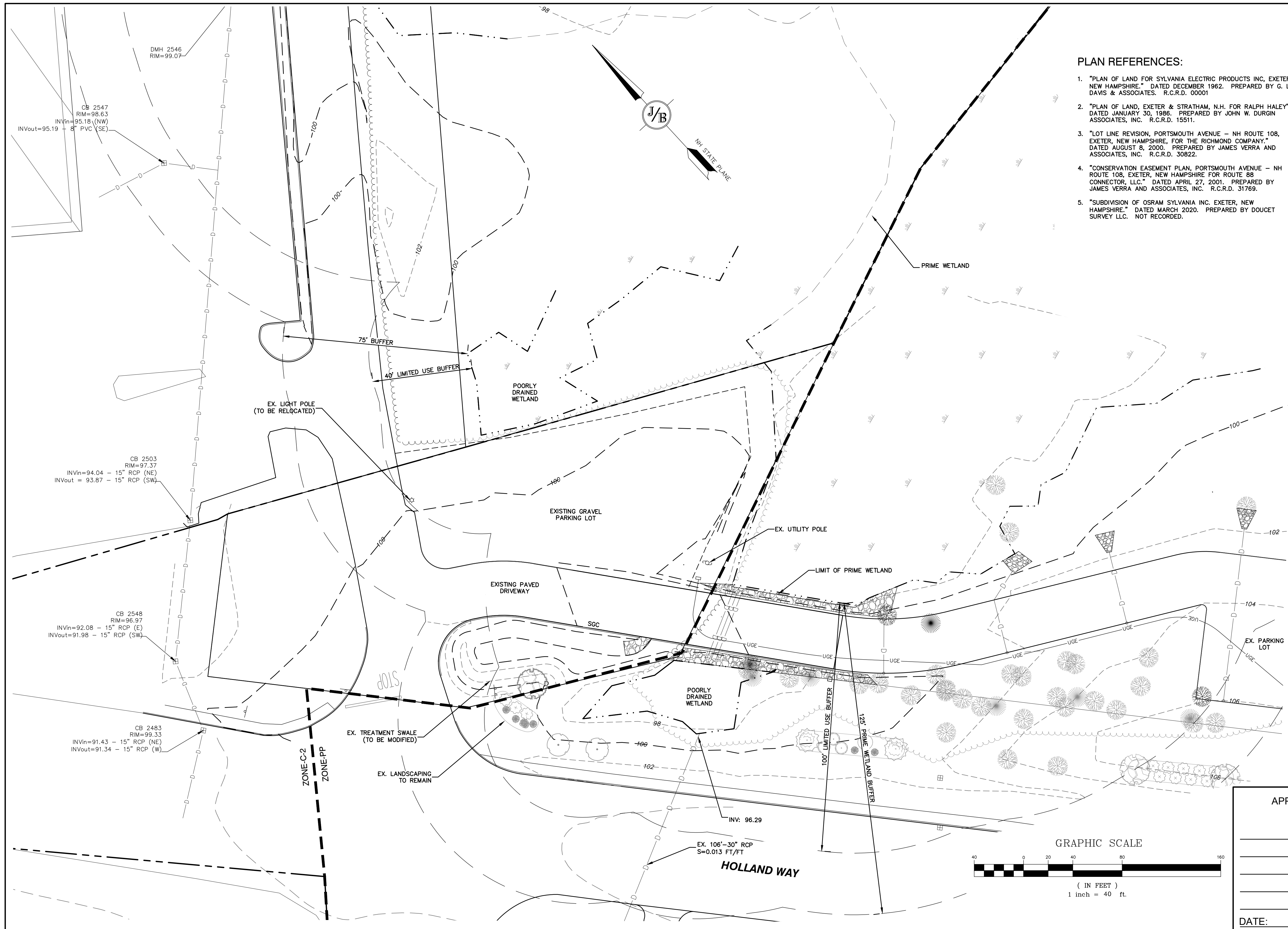
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885 (603) 772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	COVER SHEET
Project:	EV CHARGING STATION 110 HOLLAND WAY, EXETER, NH
Owner of Record:	McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE, EXETER, NH

DRAWING No.	CS
SHEET 1 OF 7	
JBE PROJECT NO. 19198	

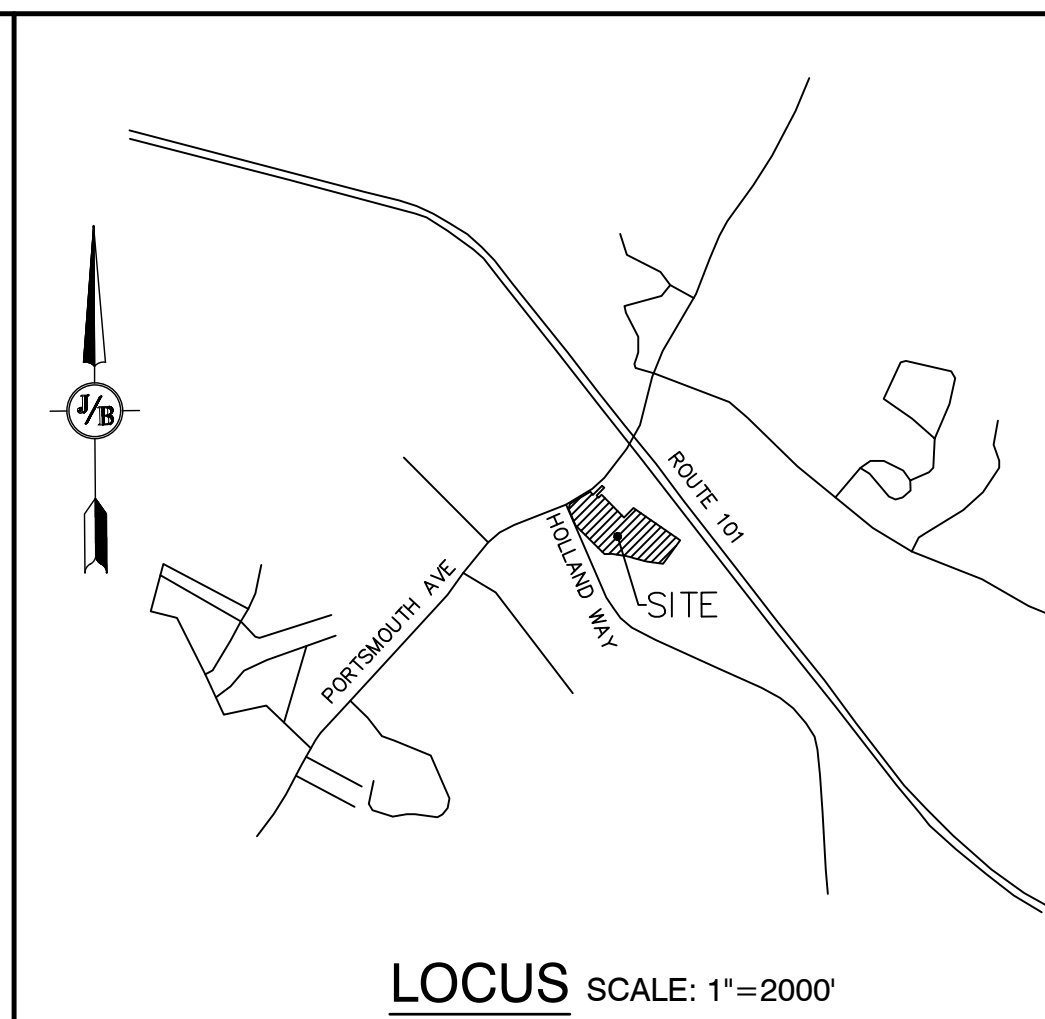
08/31/2023

McFARLAND FORD EV CHARGING STATION PROJECT
JBE # 19198



PLAN REFERENCES:

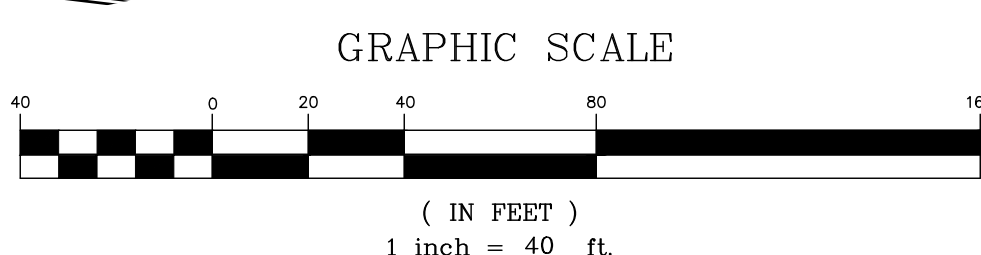
1. "PLAN OF LAND FOR SYLVANIA ELECTRIC PRODUCTS INC, EXETER, NEW HAMPSHIRE," DATED DECEMBER 1962. PREPARED BY G. L. DAVIS & ASSOCIATES. R.C.R.D. 00001
2. "PLAN OF LAND, EXETER & STRATHAM, N.H. FOR RALPH HALEY" DATED JANUARY 30, 1986. PREPARED BY JOHN W. DURGIN ASSOCIATES, INC. R.C.R.D. 15511.
3. "LOT LINE REVISION, PORTSMOUTH AVENUE - NH ROUTE 108, EXETER, NEW HAMPSHIRE, FOR THE RICHMOND COMPANY," DATED AUGUST 8, 2000. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. R.C.R.D. 30822.
4. "CONSERVATION EASEMENT PLAN, PORTSMOUTH AVENUE - NH ROUTE 108, EXETER, NEW HAMPSHIRE FOR ROUTE 88 CONNECTOR, LLC." DATED APRIL 27, 2001. PREPARED BY JAMES VERRA AND ASSOCIATES, INC. R.C.R.D. 31769.
5. "SUBDIVISION OF OSRAM SYLVANIA INC, EXETER, NEW HAMPSHIRE." DATED MARCH 2020. PREPARED BY DOUCET SURVEY LLC. NOT RECORDED.



LOCUS SCALE: 1"=2000'

NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF A PORTION OF EXETER TAX MAP 51 LOT 17. PROPERTY LINES AS SHOWN HEREON ARE FROM TAX MAPS AND PLANS OF RECORD, AND SHALL BE CONSIDERED APPROXIMATE.
2. 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.
3. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEMA, ON FLOOD INSURANCE RATE MAP NO. 330150C408E, WITH EFFECTIVE DATE OF MAY 17, 2005.
4. BASIS OF BEARING: NH STATE PLANE.
5. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
6. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
7. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF EXETER TAX RECORDS AND ARE SUBJECT TO CHANGE.
8. RESEARCH WAS PERFORMED AT THE TOWN OF EXETER ASSESSOR'S OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
9. 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.
10. 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.
11. THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY BRENDEN WALDEN & JIM GOVE OF GOVE ENVIRONMENTAL SERVICES IN JULY 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.



APPROVED - EXETER, NH PLANNING BOARD	PROJECT PARCEL TOWN OF EXETER TAX MAP 51, LOTS 14-1 & 13	
	APPLICANT McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE EXETER, NH 03833	
DATE: _____	TOTAL LOT AREA	
	LOT 14-1 471,601 SQ. FT. 10.82 AC.	LOT 13 21,362 SQ. FT. 0.49 ACRES

Design: DJM	Draft: GDR	Date: 05/11/2023
Checked: EMP	Scale: AS SHOWN	Project No.: 19198
Drawing Name: 19198-PLAN EV STATION.dwg		
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0	08/30/23	ISSUED FOR REVIEW	EMP

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J/B Jones & Beach Engineers, Inc.

Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

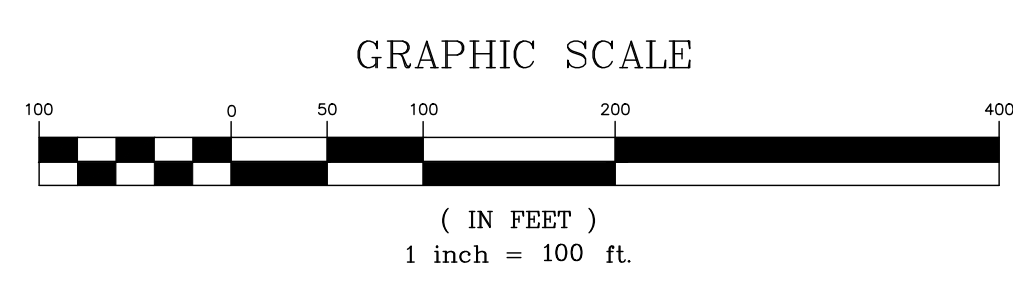
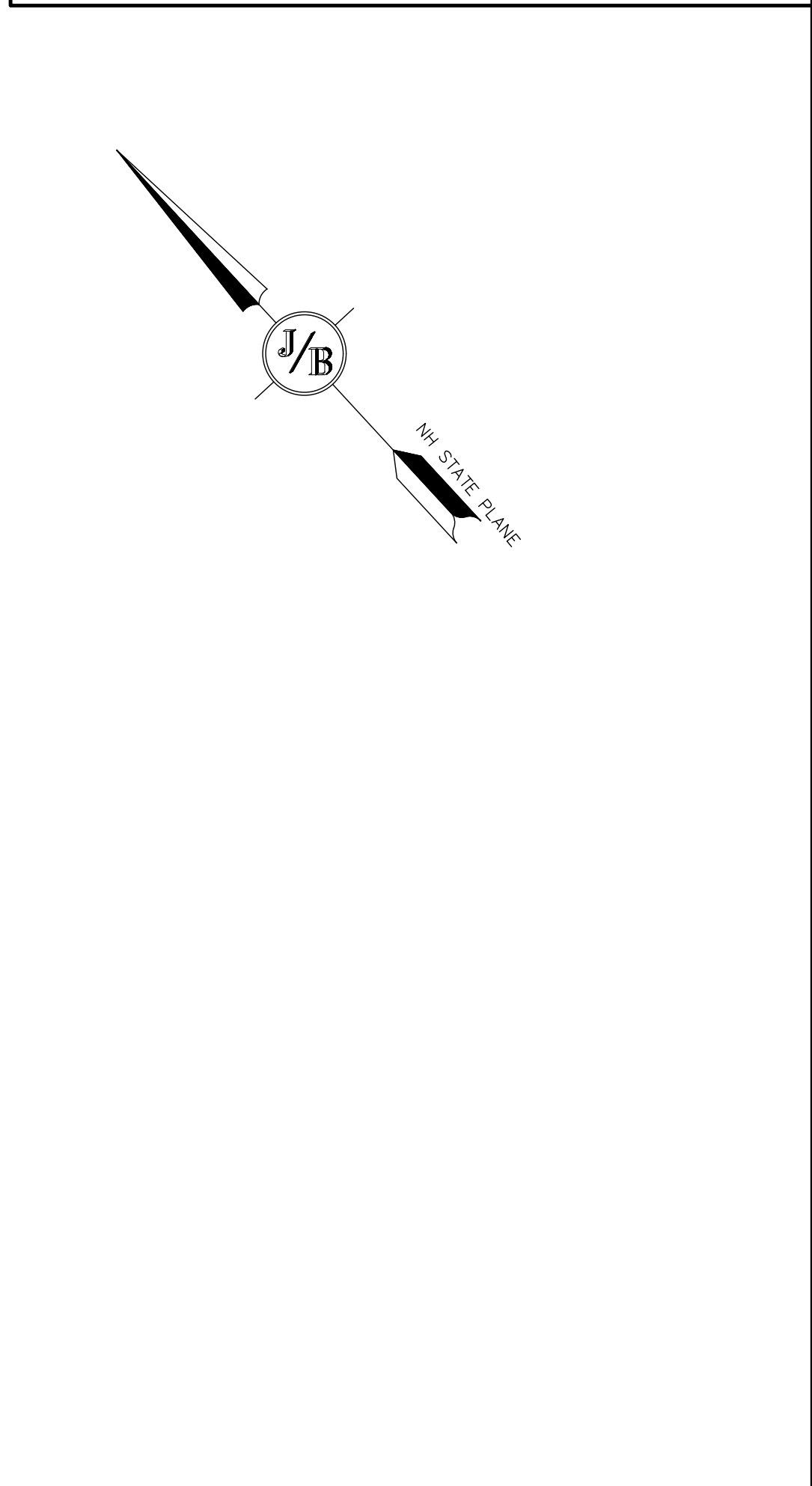
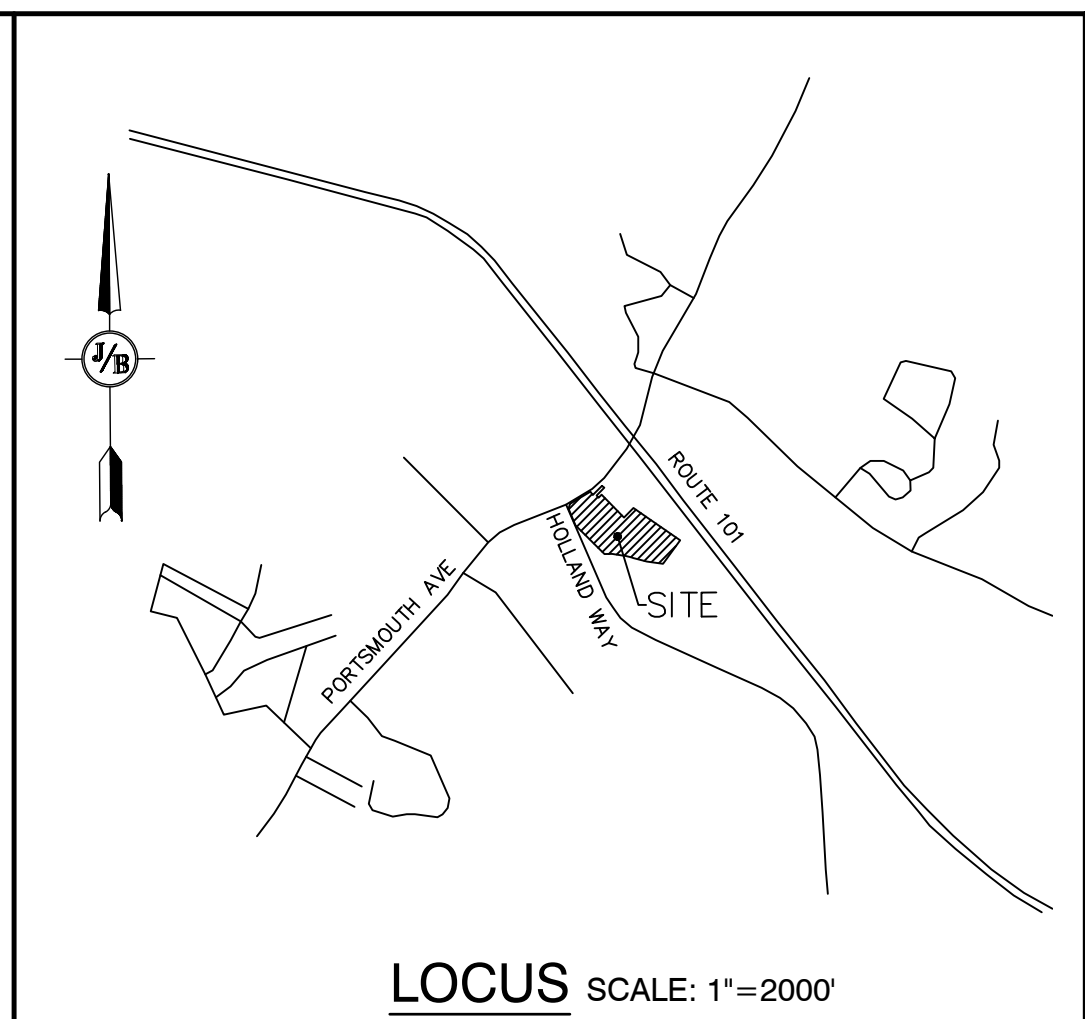
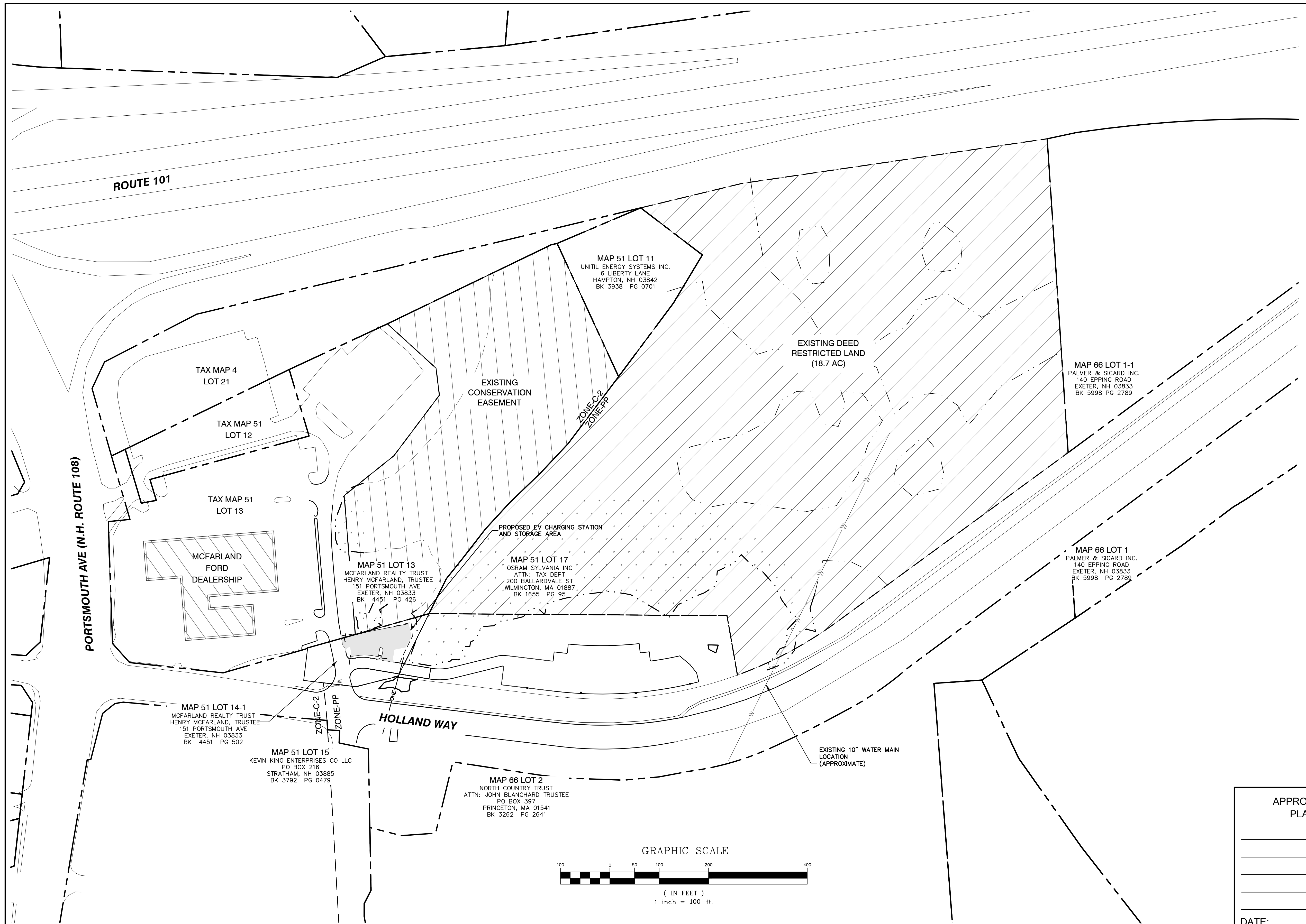
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	EV CHARGING STATION 110 HOLLAND WAY, EXETER, NH
Owner of Record:	McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE, EXETER, NH

DRAWING No.

C1

SHEET 2 OF 7
JBE PROJECT NO. 19198

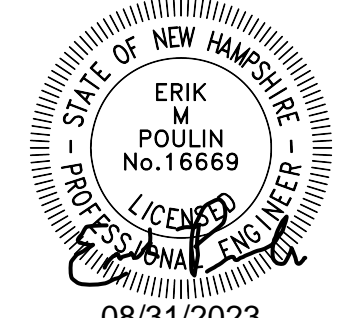


APPROVED - EXETER, NH
PLANNING BOARD

DATE:

PROJECT PARCEL TOWN OF EXETER TAX MAP 51, LOTS 14-1 & 13	
APPLICANT McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE EXETER, NH 03833	
TOTAL LOT AREA	
LOT 14-1 471,601 SQ. FT. 10.82 AC.	LOT 13 21,362 SQ. FT. 0.49 ACRES

Design: DJM Draft: GDR Date: 05/11/2023
 Checked: EMP Scale: AS SHOWN Project No.: 19198
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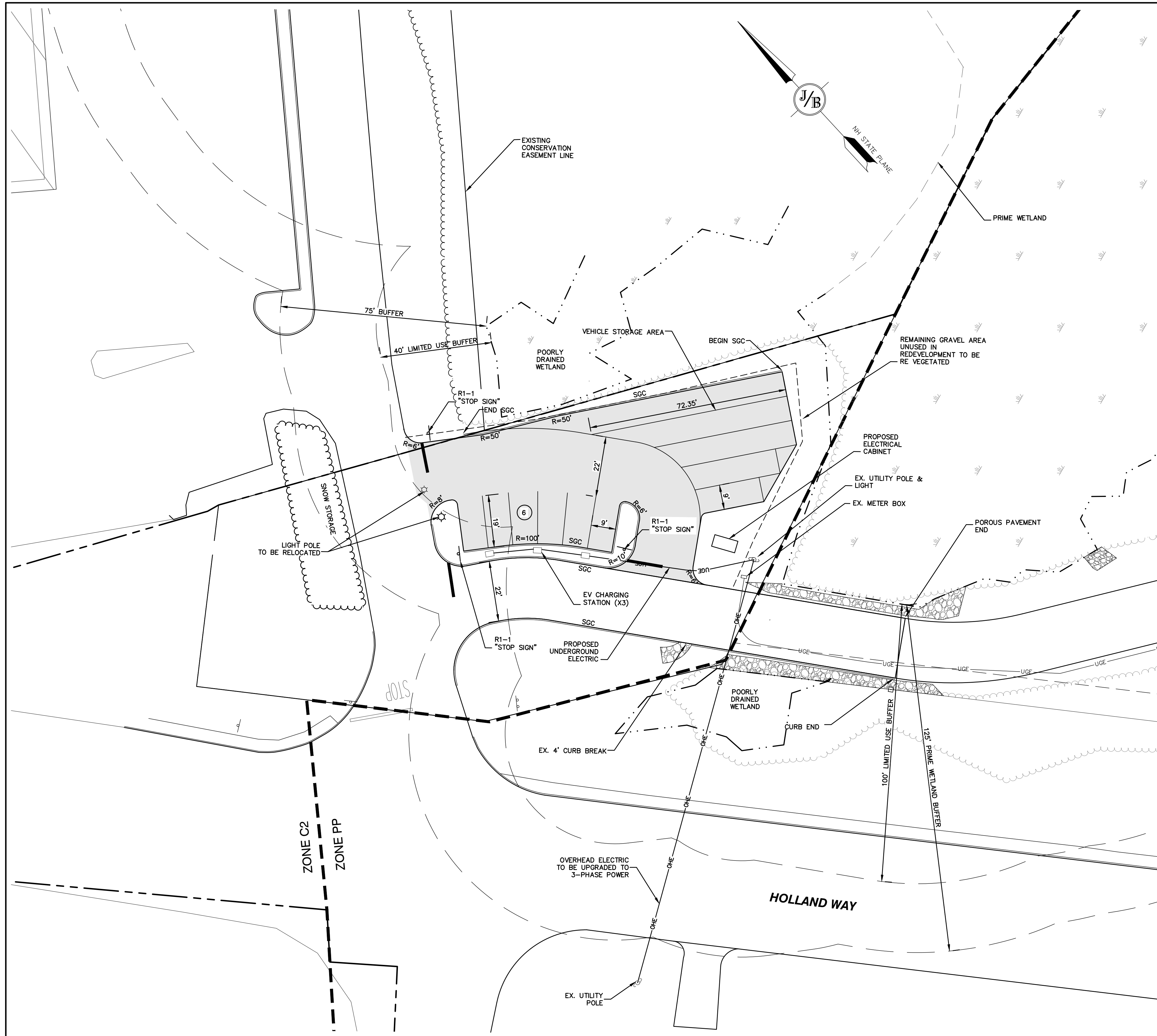
Plan Name: **SITE PLAN OVERVIEW**

Project: **EV CHARGING STATION
110 HOLLAND WAY, EXETER, NH**

Owner of Record: **McFARLAND FORD SALES, INC
151 PORTSMOUTH AVE, EXETER, NH**

DRAWING No.
C2
SHEET 3 OF 7
JBE PROJECT NO. 19198

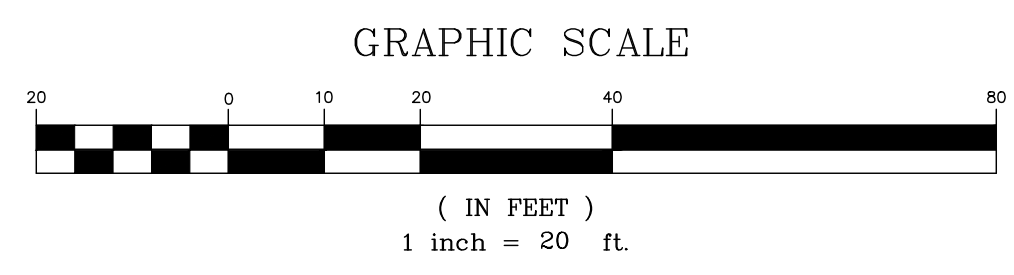
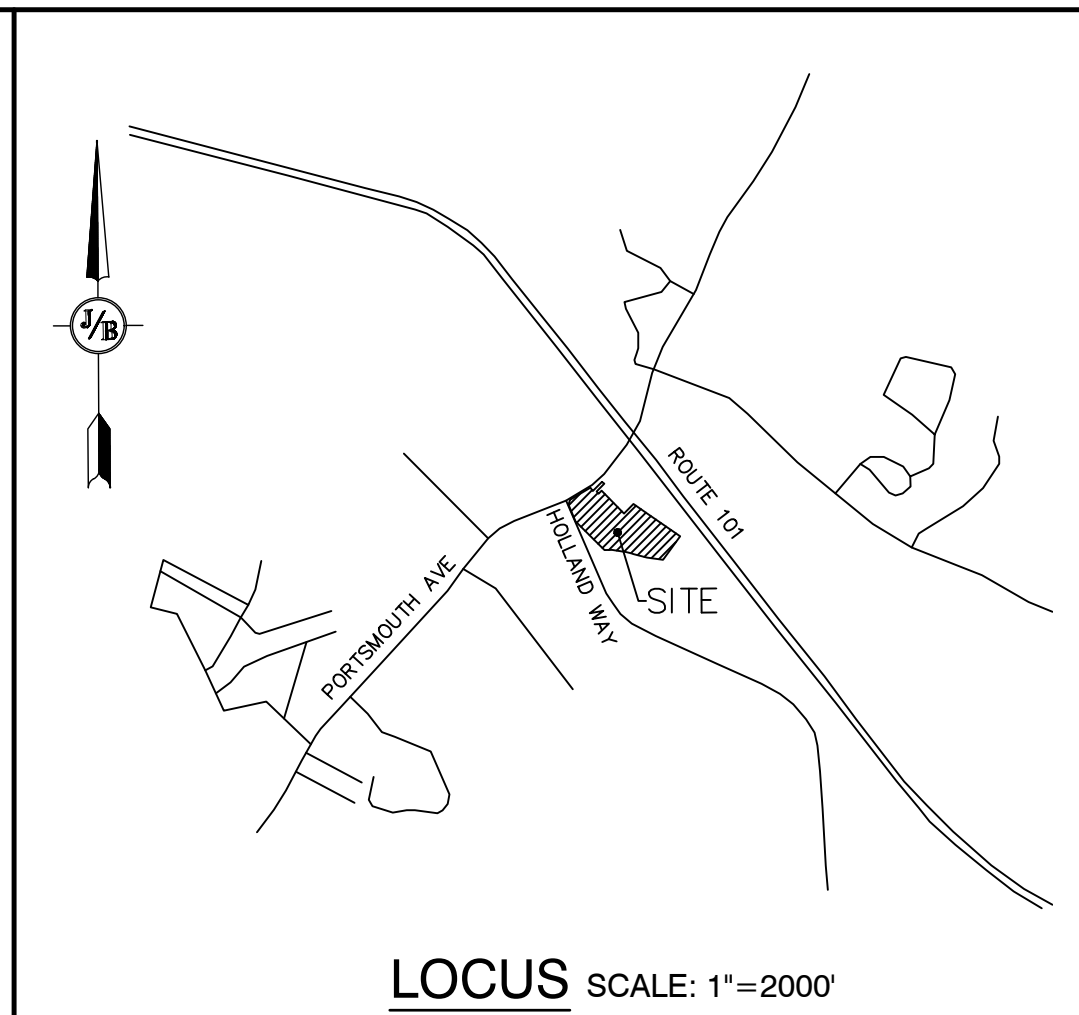
08/31/2023



SITE NOTES:

THE INTENT OF THIS PLAN IS TO ADD SIX ELECTRIC CAR CHARGING STATION SPACES AND A VEHICLE STORAGE AREA IN EXETER NH TAX MAP 51, LOTS 14-1.

- ZONING DISTRICT: C-2 HIGHWAY COMMERCIAL
 LOT AREA = 20,000 SF
 BUILDING SETBACKS (MINIMUM):
 FRONT SETBACK = 50'
 SIDE SETBACK = 20'
 REAR SETBACK = 50'
 MAX. BUILDING COVERAGE = 20%
 MIN. OPEN SPACE = 15%
- PARKING CALCULATIONS:
 TOTAL EV SPACES PROVIDED = 6 SPACES
- TOTAL PAVED AREA = 6,218 S.F.
 TOTAL DISTURBANCE = 13,200 S.F.
 EXISTING GRAVEL AREA = 7,819 S.F.
- 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. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ELEVATION 9 NGVD 1929). REFERENCE FEMA COMMUNITY PANEL NO. 33015C0406E, DATED MAY 17, 2005.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- 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 PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL BE 100% ACRYLIC TYPE, LOW VOC, FAST DRYING, IN A COLOR OF WHITE.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- ALL CURBING TO BE SLOPE GRANITE CURB WITH A MINIMUM RADIUS OF 2', UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION & SEDIMENT CONTROL AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE. SEE SECTION 9.14 ROADWAYS, ACCESS POINTS AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
- IN ADDITION TO DIGSAFE, CONTRACTOR TO CONTACT THE EXETER DEPARTMENT OF PUBLIC WORKS (603-773-6157) PRIOR TO LOCATING WATER, SEWER, AND DRAINAGE.



APPROVED - EXETER, NH
 PLANNING BOARD

DATE: _____

PROJECT PARCEL
 TOWN OF EXETER
 TAX MAP 51, LOTS 14-1 & 13

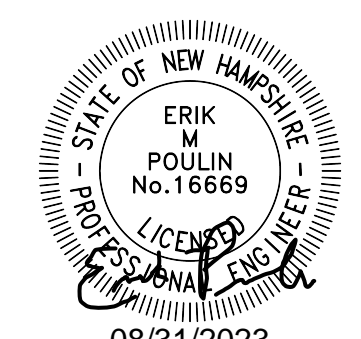
APPLICANT
 McFARLAND FORD SALES, INC
 151 PORTSMOUTH AVE
 EXETER, NH 03833

TOTAL LOT AREA

LOT 14-1	LOT 13
471,601 SQ. FT.	21,362 SQ. FT.
10.82 AC.	0.49 ACRES

Design: DJM Draft: GDR Date: 05/11/2023
 Checked: EMP Scale: AS SHOWN Project No.: 19198
 Drawing Name: 19198-PLAN EV STATION.dwg

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Plan Name: **SITE PLAN**

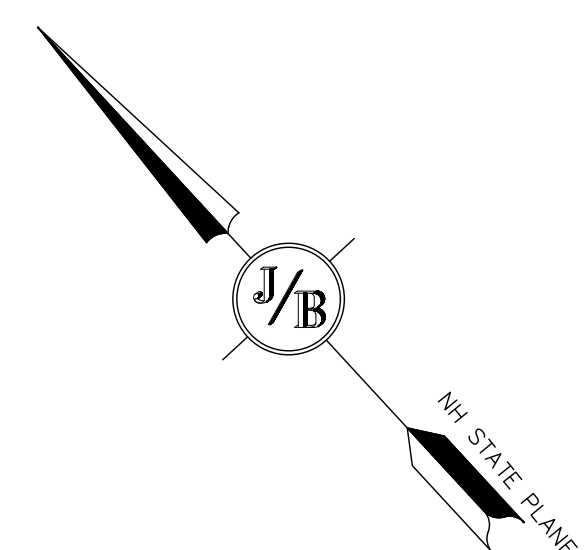
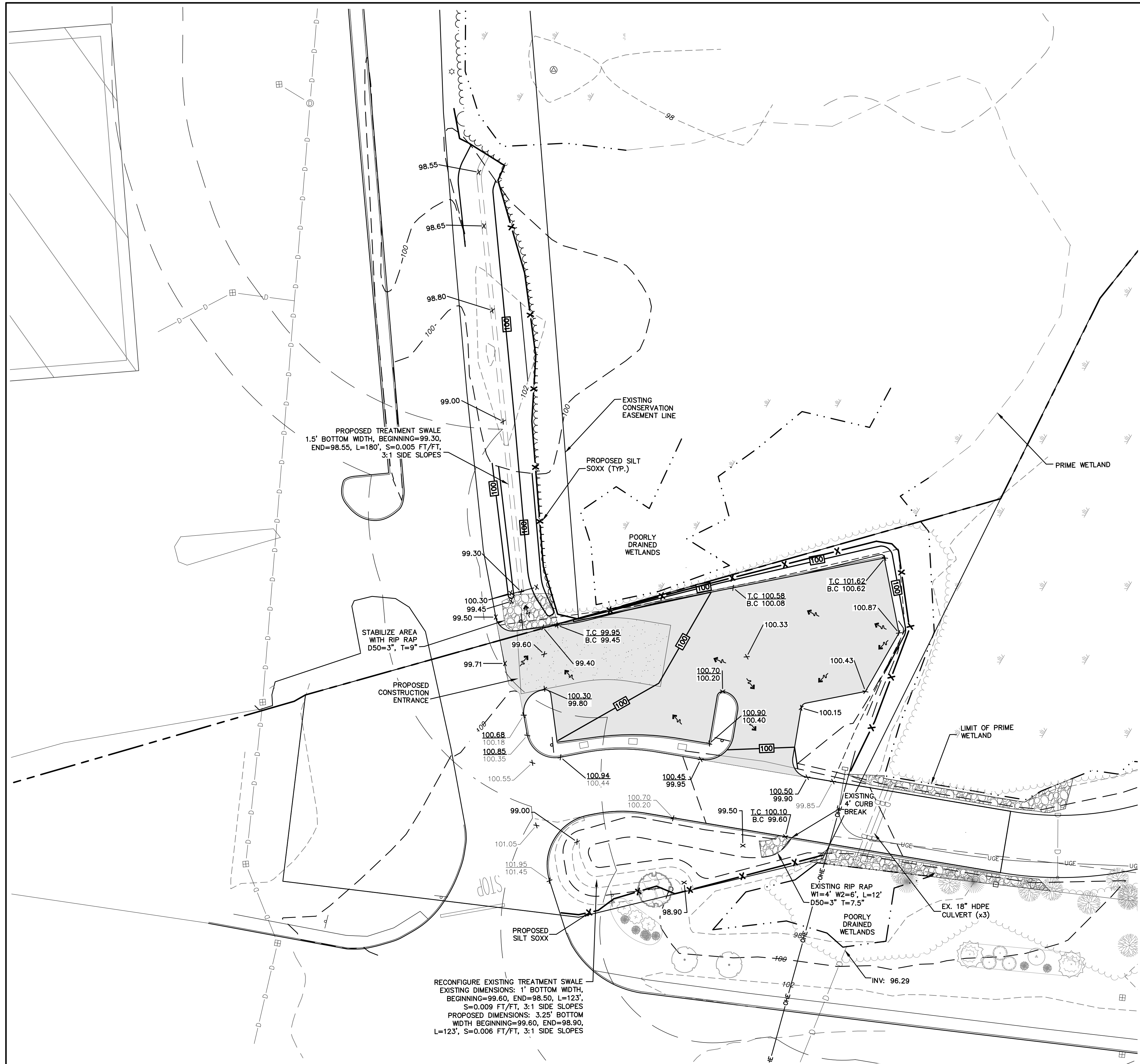
Project: **EV CHARGING STATION
 110 HOLLAND WAY, EXETER, NH**

Owner of Record: **McFARLAND FORD SALES, INC
 151 PORTSMOUTH AVE, EXETER, NH**

DRAWING No.

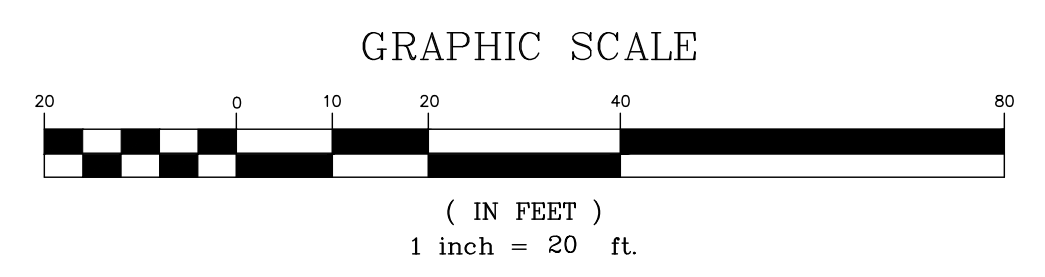
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SHEET 4 OF 7
 JBE PROJECT NO. 19198



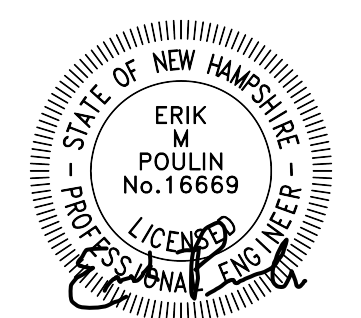
GRADING AND DRAINAGE NOTES:

- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
- VERTICAL DATUM: ASSUMED. HORIZONTAL DATUM: NH STATE PLANE.
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
- ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN BIONET EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
- IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
- MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.25" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
- SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.
- THE CONTRACTOR MUST OBTAIN A VALID UTILITY PIPE INSTALLER'S LICENSE AND THE JOB SUPERVISOR OR FOREMAN MUST BE CERTIFIED BY THE TOWN PRIOR TO 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.
- CONTRACTOR TO PROVIDE A 2' MINIMUM SHOULDER ALONG PERIMETER OF PROPOSED PAVEMENT PRIOR TO BEGINNING GRADING TO MATCH EXISTING GRADE.
- CONTRACTOR TO FLAG OR MARK TREE LINE PRIOR TO TREE CLEARING.



PROJECT PARCEL TOWN OF EXETER TAX MAP 51, LOTS 14-1 & 13	
APPLICANT McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE EXETER, NH 03833	
TOTAL LOT AREA	
LOT 14-1 471,601 SQ. FT. 10.82 AC.	LOT 13 21,362 SQ. FT. 0.49 ACRES

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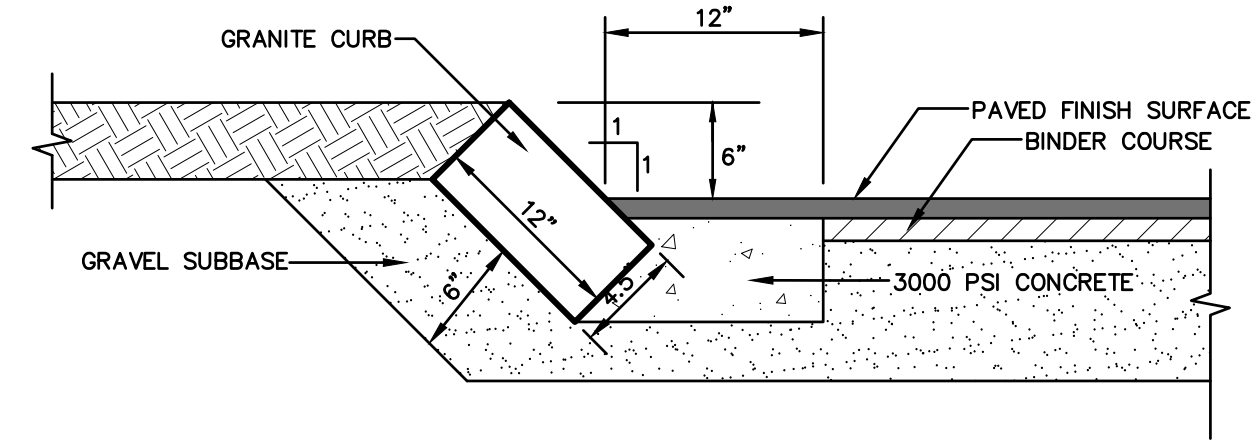
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Plan Name:	GRADING AND DRAINAGE PLAN
Project:	EV CHARGING STATION 110 HOLLAND WAY, EXETER, NH
Owner of Record:	McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE, EXETER, NH

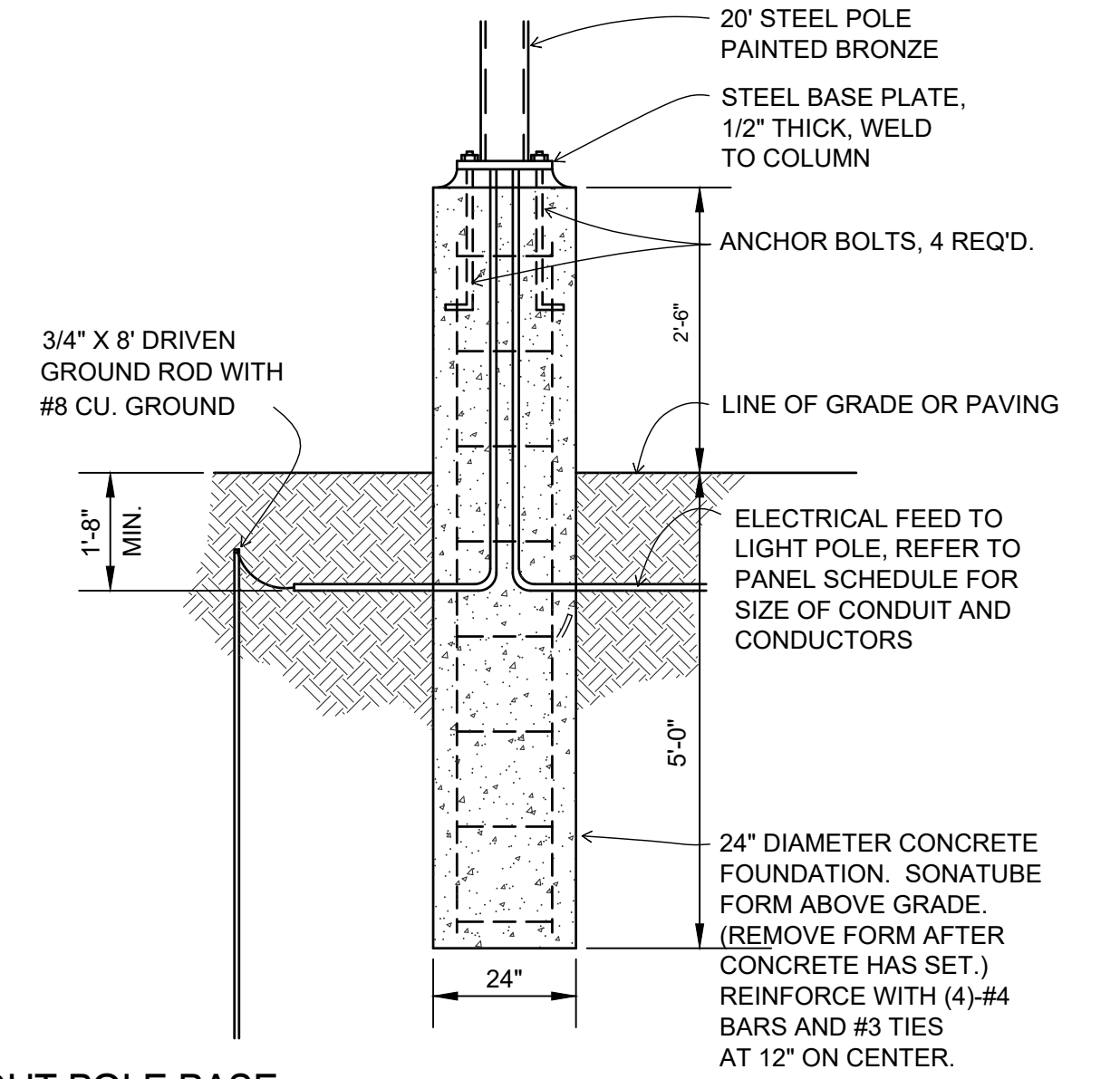
DRAWING No.
C3
SHEET 5 OF 7
JBE PROJECT NO. 19198



- NOTES:
1. CURB TO BE PLACED PRIOR TO PLACING TOP SURFACE COURSE.
 2. JOINTS BETWEEN STONES SHALL BE MORTARED.

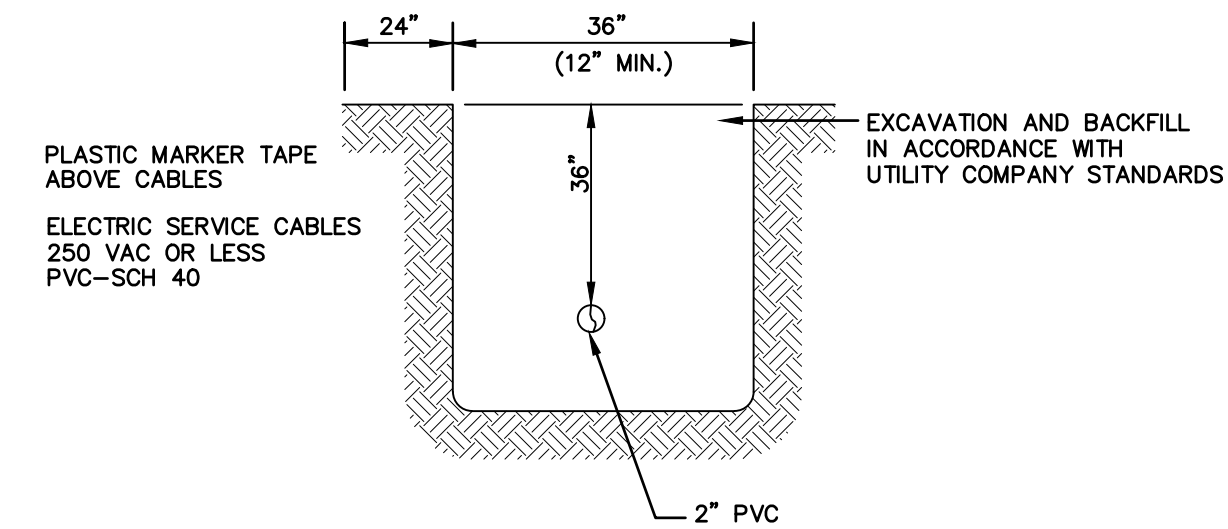
SLOPED GRANITE CURB

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LIGHT POLE BASE

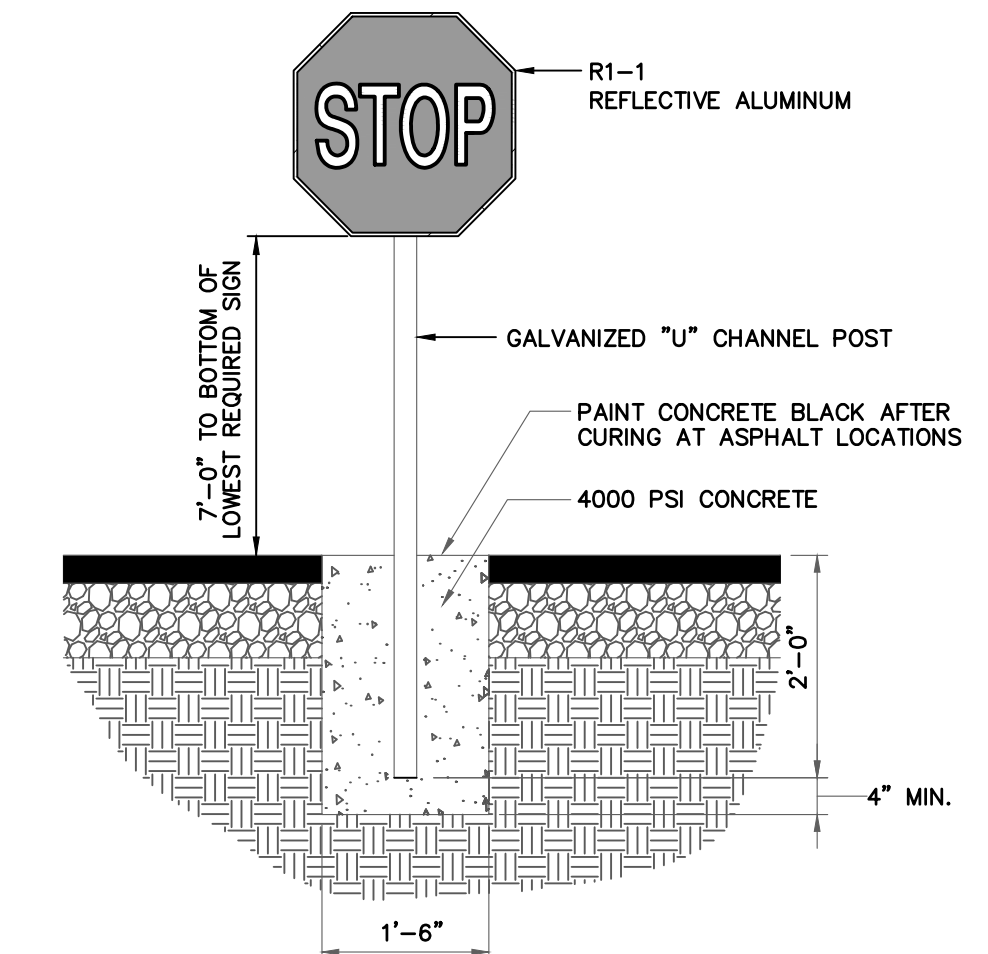
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NOTE: ALL UTILITIES SHALL BE REVIEWED AND APPROVED BY APPROPRIATE UTILITY COMPANY.

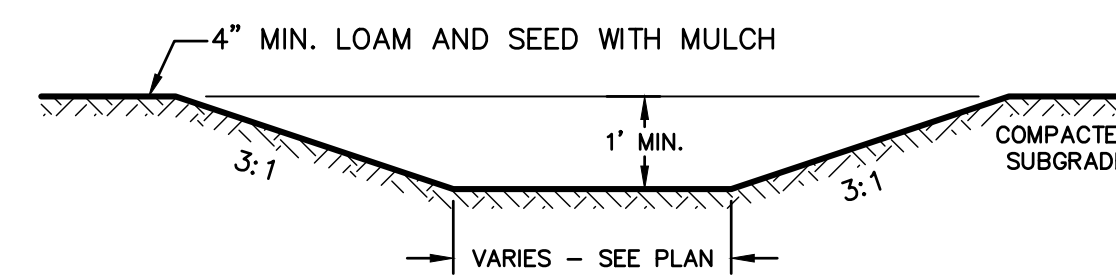
UTILITY TRENCH

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STOP SIGN

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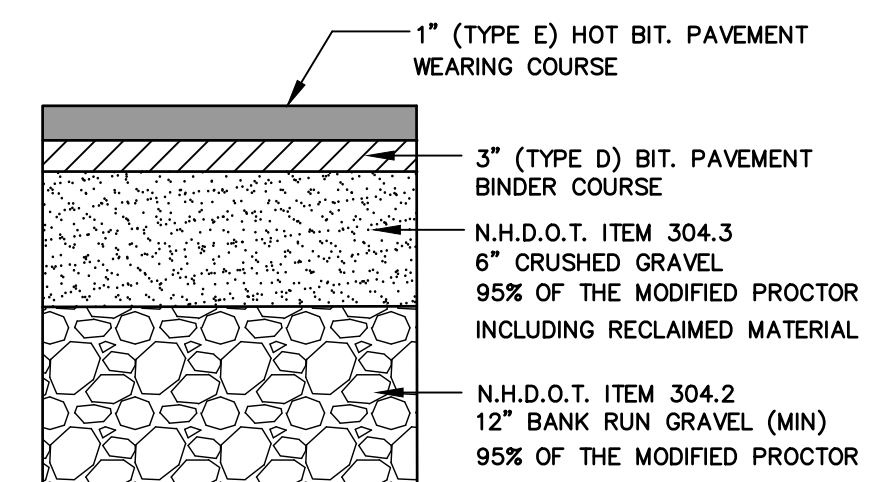


NOTE:

1. ALL VEGETATED TREATMENT SWALES ARE TO BE STABILIZED WITH NORTH AMERICAN GREEN 'BIO-NET' SERIES C125BN EROSION CONTROL BLANKET SECURED WITH BIODEGRADABLE 'BIO' OR 'ECO-STAKES'.

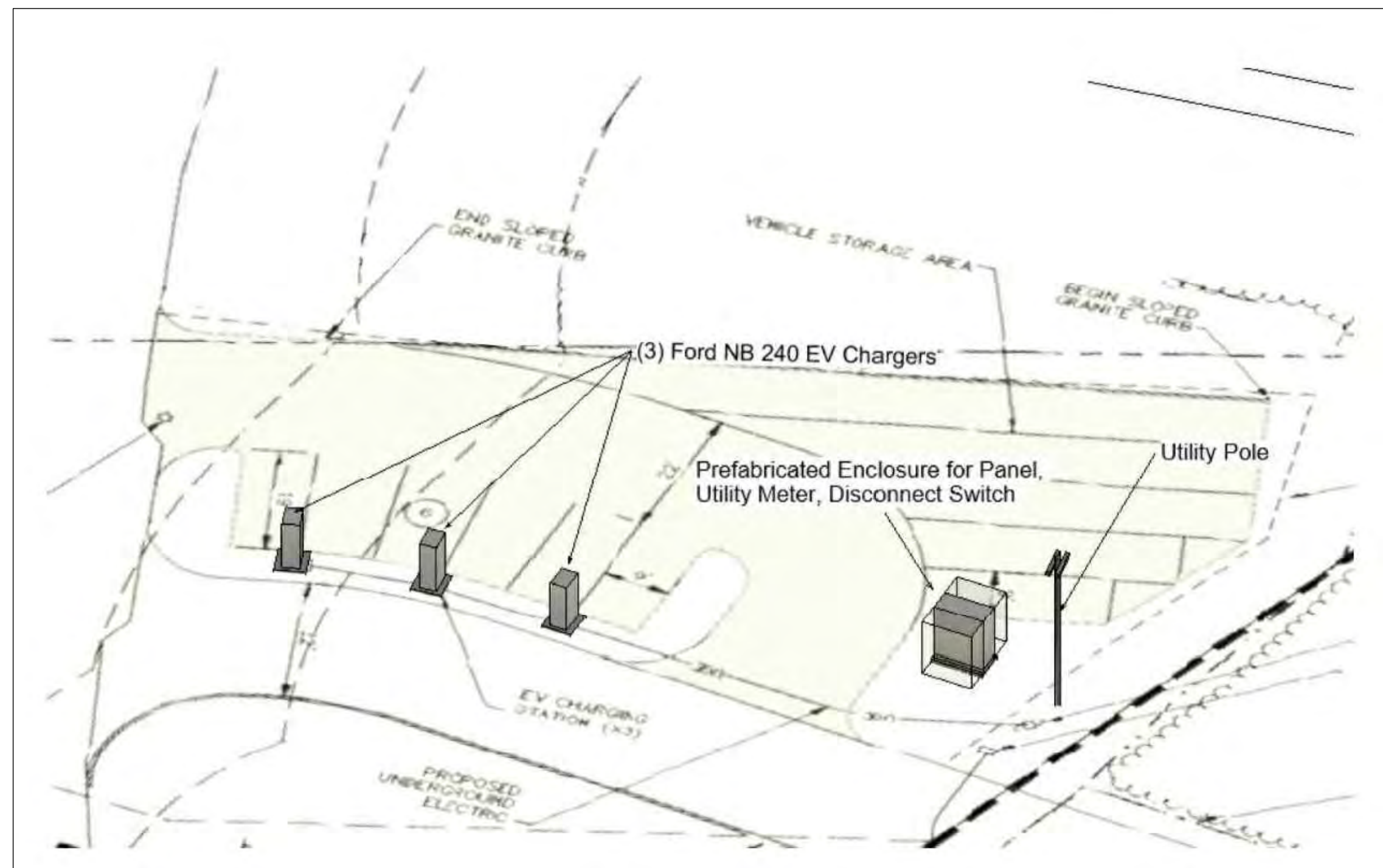
VEGETATED TREATMENT SWALE

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TYPICAL BITUMINOUS PAVEMENT

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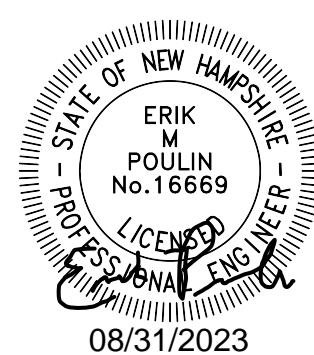


ELECTRIC CHARGING STATION RENDERING

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J/B Jones & Beach Engineers, Inc.

Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

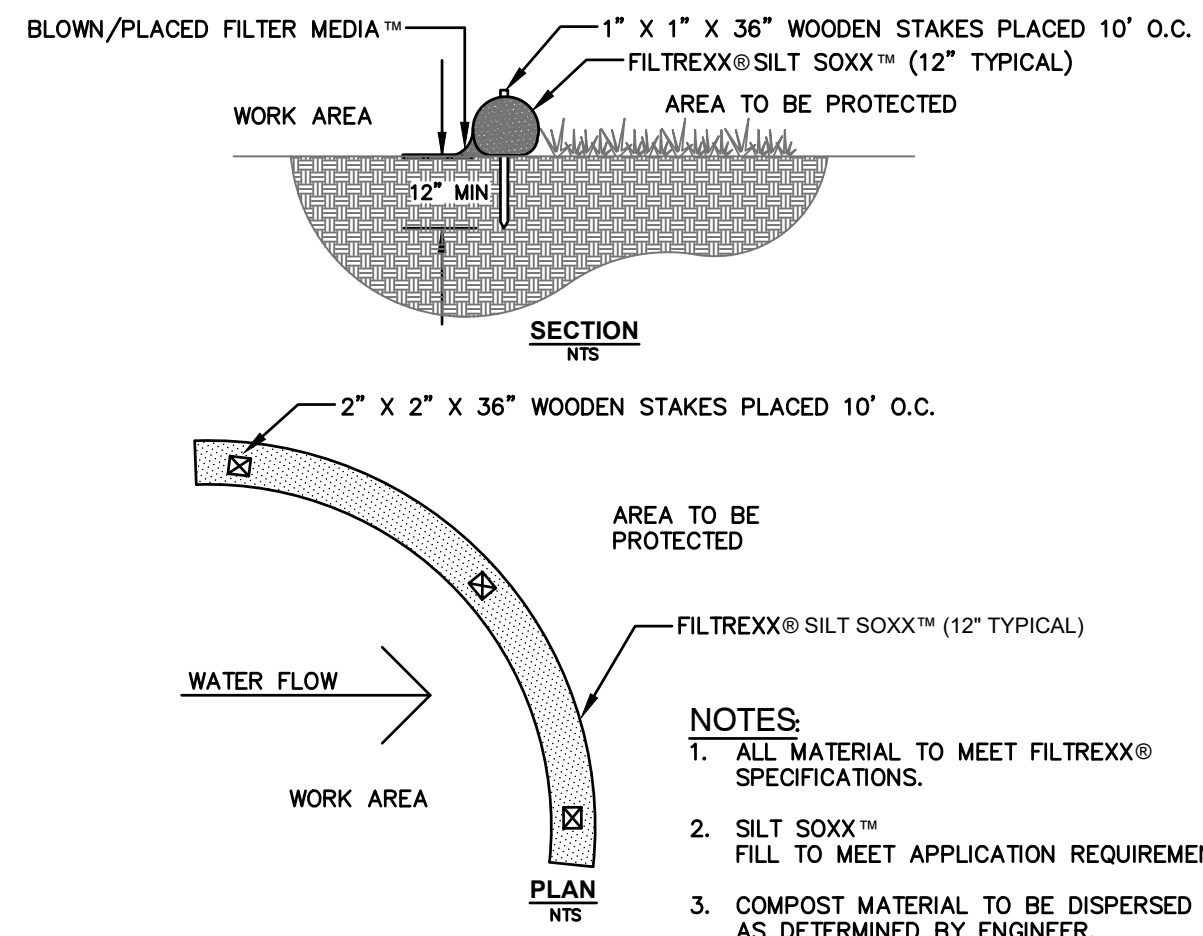
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	DETAIL SHEET
Project:	EV CHARGING STATION 110 HOLLAND WAY, EXETER, NH
Owner of Record:	McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE, EXETER, NH

DRAWING No.	D1
SHEET 6 OF 7 JBE PROJECT NO. 19198	

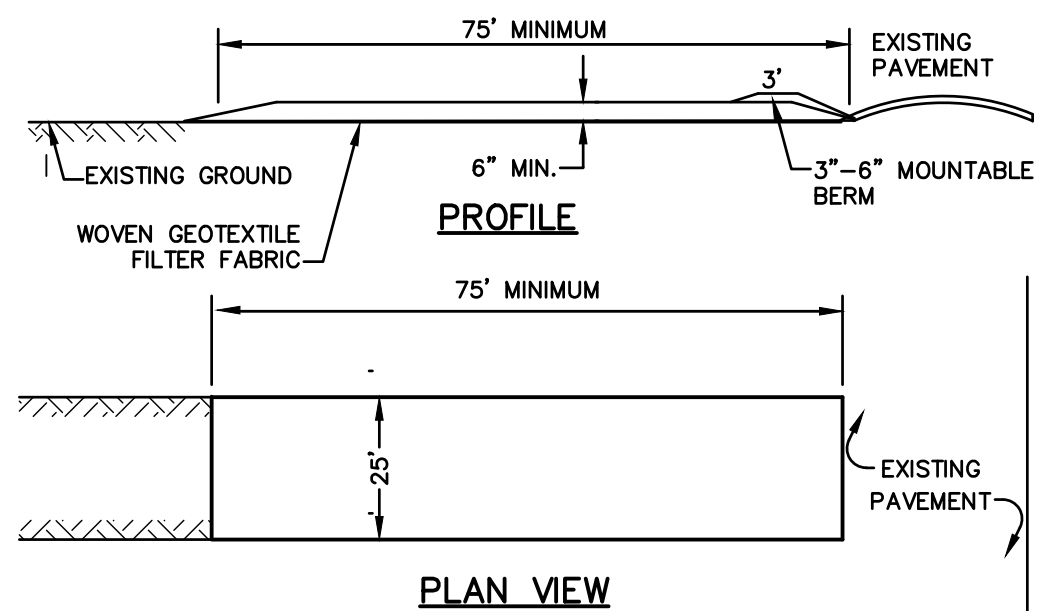
TEMPORARY EROSION CONTROL NOTES

- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
- ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE 'C' AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
- SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING NORTH AMERICAN GREEN S75BN BIONET EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
- ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
- AFTER OCTOBER 15th, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
 - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
- IN ORDER TO ENSURE THE STABILITY OF THE SITE AND EFFECTIVE IMPLEMENTATION OF THE SEDIMENT AND EROSION CONTROL MEASURES SPECIFIED IN THE PLANS FOR THE DURATION OF CONSTRUCTION.



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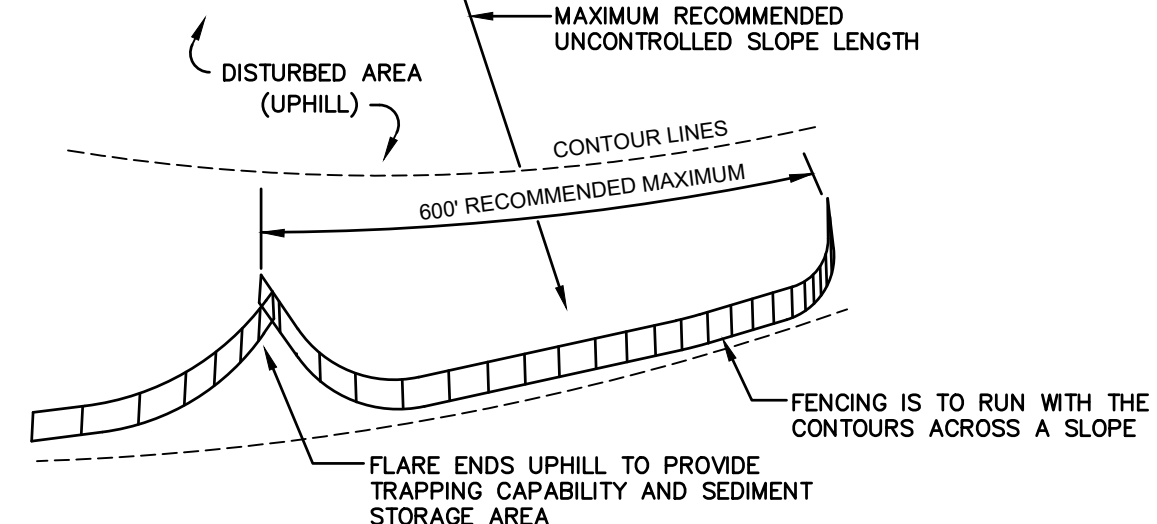


NOTES:

- STONE FOR STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 75 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS, OR 10 FEET, WHICHEVER IS GREATER.
- GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER FABRIC IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENTIAL LOT.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A STONE BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO THE PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



- SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

MAINTENANCE:

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

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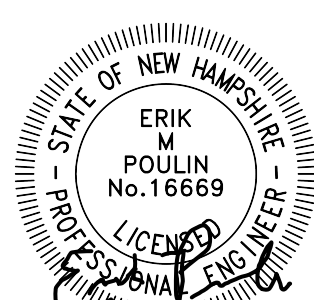
CONSTRUCTION SPECIFICATIONS:

- WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
- THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
- SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

SILT FENCE

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SEEDING SPECIFICATIONS

- GRADING AND SHAPING**
 - SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
 - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDBED PREPARATION**
 - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
 - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND**
 - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:
 - AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.
 - NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.
 - PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
 - POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.
 (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
 - SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
 - REFER TO THE "SEEDING GUIDE" AND "SEEDING RATES" TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWNVETCH, BIRDSFOOT, TREFOLI AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
 - WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.
- MULCH**
 - HAY, STRAW OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
 - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.
- MAINTENANCE TO ESTABLISH A STAND**
 - PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
 - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
 - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	EXCELLENT	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/
GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.					
1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.					
2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.					

NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

SEEDING GUIDE

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREeping RED FESCUE	10	0.25
CROWN VETCH OR FLAT PEA	15	0.35
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREeping RED FESCUE	20	0.45
BIRDS FOOT TREFOLI	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREeping RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/2	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

SEEDING RATES

CONSTRUCTION SEQUENCE

- A PRE CONSTRUCTION MEETING IS TO BE HELD WITH ALL DEPARTMENT HEADS PRIOR TO THE START OF CONSTRUCTION.
- WETLAND BOUNDARIES ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION.
- CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED.
- INSTALL SILT FENCING, SILT SOXX, HAY BALES AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF CONSTRUCTION. THESE ARE TO BE MAINTAINED UNTIL THE FINAL PAVEMENT SURFACING AND LANDSCAPING AREAS ARE ESTABLISHED.
- CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
- STRIP LOAM AND PAVEMENT, OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL. STABILIZE STOCKPILE AS NECESSARY.
- PERFORM PRELIMINARY SITE GRADING IN ACCORDANCE WITH THE PLANS.
- INSTALL THE DRAINAGE SYSTEMS FIRST, THEN ANY OTHER UTILITIES IN ACCORDANCE WITH THE PLAN AND DETAILS. ANY CONFLICTS BETWEEN UTILITIES ARE TO BE RESOLVED WITH THE INVOLVEMENT AND APPROVAL OF THE ENGINEER.
- ALL SWALES AND DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUN-OFF DIRECTED TO THEM.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ADJUTING WATERS AND/OR PROPERTY.
- PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF 'SELECT' SUBGRADE MATERIALS.
- PAVE ALL PARKING LOTS AND ROADWAYS WITH INITIAL 'BASE COURSE'.
- PERFORM ALL REMAINING SITE CONSTRUCTION (I.E. CURBING, UTILITY CONNECTIONS, ETC.).
- LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES (I.E. RIP RAP, EROSION CONTROL BLANKETS, ETC.).
- FINISH PAVING ALL ROADWAYS AND PARKING AREAS WITH 'FINISH' COURSE.
- ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
- CLEAN SITE AND ALL DRAINAGE STRUCTURES, PIPES AND SUMPS OF ALL SILT AND DEBRIS.
- INSTALL ALL PAINTED PAVEMENT MARKINGS AND SIGNAGE PER THE PLANS AND DETAILS.
- ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
- UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.

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:	EROSION AND SEDIMENT CONTROL DETAILS
Project:	EV CHARGING STATION 110 HOLLAND WAY, EXETER, NH
Owner of Record:	McFARLAND FORD SALES, INC 151 PORTSMOUTH AVE, EXETER, NH

DRAWING No.

E1

SHEET 7 OF 7
JBE PROJECT NO. 19198

Exeter Conservation Commission
August 8, 2023
Nowak Room
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, Vice-Chair Trevor Mattera, David Short, Treasurer, Nick Campion, Connor Madison, Kyle Welch, Alternate Keith Whitehouse, and Alternate Michelle Crepeau

Present remotely were: Alternate Don Clement, Alternate Bill Campbell and Nancy Belanger, Select Board Representative

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

Mr. Mattera called the meeting to order at 7:00 PM and activated Alternates Whitehouse and Crepeau.

2. Public Comment

Mr. Mattera asked if there was any public comment unrelated to agenda items and there was none.

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

MOTION: By Roll Call, Mr. Mattera motioned to go into non-public session pursuant to 91-A:3(II)(d) consideration of the acquisition, sale or lease of real or personal property. Mr. Welch seconded the motion. A roll call vote was taken: Mattera voted aye, Crepeau voted aye, Short voted aye, Madison voted aye, Welch voted aye, Campion voted aye, and Whitehouse voted aye. The motion passed 7-0-0.

The members departed the meeting room at 7:36 PM.

MOTION: Mr. Mattera motioned to come out of non-public session. Mr. Short seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

The members returned to the meeting room at 7:51 PM. Mr. Clement returned to the meeting room remotely at 7:52 PM.

MOTION: By Roll Call, Mr. Mattera motioned to seal the minutes of the non-public session. Mr. Madison seconded the motion. A roll call vote was taken: Campion voted aye, Welch voted aye,

44 Mattera voted aye, Madison voted aye, Whitehouse voted aye, Crepeau voted aye, and Short voted aye.
45 The motion passed 7-0-0.

46

47 **Action Items**

48

49 1. Continued review of Wetland Conditional Use Permit for the construction of a single-family house at
50 24 Powdermill Rd for Chrissy Rupp (Daniel Coons)
51 Tax Map 102-04

52

53 Mr. Mattera read out loud the public hearing notice.

54

55 Daniel Coons continued the presentation on behalf of Ms. Rupp. He noted at the request of the Board
56 the entire frontage at Powdermill Road and the property line by the Railroad were re-delineated. A
57 small wetland pocket was found by the location of the originally proposed driveway, so the driveway has
58 been moved outside the buffer. He reported permanent impact to wetland of 631 SF and 560 SF of
59 impacts to buffers.

60

61 Mr. Mattera thanked him for going out and confirming the delineations and making alterations. Mr.
62 Madison agreed and asked if the culvert would be the same size and Mr. Coons indicated it would.

63

64 MOTION: Mr. Madison motioned that after review the Commission has no objection to the application
65 and will send a memorandum in favor to the Planning Board. Mr. Short seconded the motion. A vote
66 was taken, all were in favor, the motion passed 7-0-0.

67

68 2. Wetland Conditional Use Permit Application for a subdivision and single-family house and driveway
69 for the Maloney family (John Hayes)

70 18 Beech Hill Road

71 Tax Map 32-11

72

73 Mr. Mattera read out loud the public hearing notice.

74

75 Jason Franklin presented the application on behalf of the Maloney family. He noted there would be
76 buffer impacts only of 4,000 SF temporary and 1,350 permanent.

77

78 Mr. Madison asked about setbacks and Mr. Franklin indicated 25' are shown on the plan and that he
79 believes the side setback to be 15.'

80

81 Ms. Murphy noted the percentages of upland versus wetland according to the regulations which allow
82 up to 50% and calculated 23%.

83

84 Mr. Franklin indicated the state setbacks of 50' would be met.

85

86 Ms. Murphy read the criteria out loud, and Mr. Franklin answered the questions.

87

- 88 1. Use permitted in underlying zone. Mr. Franklin noted the use is permitted in the R-1 wetland
89 conservation district.
90
- 91 2. No alternative design....Mr. Franklin noted that this design would have the least impact as otherwise
92 there would need to be two wetland crossings and be more detrimental.
93
- 94 3. Wetland function and values. Mr. Franklin indicated the function and values report done by John B.
95 Hayes, provided.
96
- 97 4. Design Construction Maintenance Minimum Detrimental Impacts. Mr. Frankin described the
98 Advanced Enviroseptic system and sediment and erosion controls during construction.
99
- 100 5. Health, Safety, Welfare, loss of wetland or other resources. Mr. Franklin stated there are no hazards
101 or loss and they will meet DES regulations with no loss of wetlands.
102
- 103 6. Mr. Franklin stated there was no plan to provide something of equal value in another location.
104
- 105 7. Restoration. Mr. Franklin stated the area will be loamed and reseeded.
106
- 107 8. Other Permits. Mr. Franklin stated there would be two state permits for a subdivision of a lot under
108 five acres and state approval, which have not yet been submitted.
109

110 Mr. Madison indicated he felt he researched the right location. Mr. Mattera agreed it was placed as well
111 as it can be and moving it would have more impact.
112

113 MOTION: Mr. Madison motioned that the Commission had no objection to the application and will
114 submit a letter to the Planning Board. Mr. Champion seconded the motion. A vote was taken, all were in
115 favor, the motion passed 7-0-0.
116

117 3. Shoreland Conditional Use Permit Application for a three-lot subdivision for the Hewsons (Henry
118 Boyd)
119 45 Pine Street
120 Tax Map 83-59
121

122 Mr. Mattera read out loud the public hearing notice.
123

124 Henry Boyd of Millenium Engineering presented the application on behalf of the Hewsons. He
125 apologized for the mistake concerning the original determination that it was not within the 150'
126 shoreline of Little River. He showed the location of the buffers on the plan. He noted changes to the
127 plan for safety concerns in the proximity of Court Street with traffic turning onto Nelson Drive.
128

129 Mr. Boyd described the impacts of Lot 2 and 3. He noted Lot 2 has temporary impacts of 834 SF and 107
130 SF of that is impervious. He noted Lot 3 has 2100 SF of impervious due to the driveway and grading. He
131 described the stone infiltration strip and noted the parcel is on public water and sewer.

132
133 Mr. Campbell expressed concerns about the loss of buffers. Mr. Campbell commented on stormwater
134 management. Mr. Boyd described the drip edge and maintenance. He noted no high-water table and
135 did not believe it would ever cross the crown of Nelson Drive at an elevation of 39 or higher.
136
137 Mr. Madison noted the calculations did not add up because 18.1% and 89% totaled more than 100%.
138
139 Mr. Madison asked about the location of storm drains and Mr. Boyd reported the pitch to Court Street,
140 catch basin on opposite side of street and described the massive amount of stormwater that comes
141 down Court Street and is a town issues.
142
143 Mr. Mattera asked about fertilizer limits which Ms. Murphy described within the shoreland district. She
144 noted no fertilizer is allowed within 100' of all regulated water bodies. That would be 100% of the
145 entirety of the lot. She described BMP limits to not put nitrogen into runoff and minimum 50% flow
146 release of nitrogen/phosphorous free unless soil test shows a deficiency. She described the rate
147 requirements per pound and annual limits (1/2 lb. nitrogen/annual min 1.5 lbs.). She requested that the
148 regulation be noted on the plan.
149
150 Mr. Boyd asked if it included water bodies and Ms. Murphy explained the shoreland district at the edge
151 of contiguous wetlands.
152
153 Mr. Mattera asked if there were any comments or questions from the public at 8:33 and being none
154 closed the hearing to the public for deliberations.
155
156 Ms. Murphy noted the application would not go to TRC because it was just a three-lot subdivision, but it
157 would go to Planning Board on August 24th.
158
159 MOTION: Mr. Campion motioned that the Commission reviewed the application and had no objection
160 to the CUP being approved with the fertilizer limits to be included on the plans. Mr. Short seconded the
161 motion. A vote was taken, all were in favor, the motion passed 7-0-0.
162
163 4. Wetland and Shoreland Conditional Use Permit Application for the expansion of an existing building,
164 parking and stormwater structures for C-Marine Dynamis Reality, LLC. (Jack McTigue)
165 8 Commerce Way
166 C3i, Tax Map 48-3
167
168 Mr. Mattera read out loud the public hearing notice.
169
170 Jack McTigue of TF Moran presented the updated plan to the Commission. He noted Corey Coldwell,
171 surveyor, was present and Mr. Ritchie the construction project manager. He described the project as
172 two 4,000 SF expansions on either side of the existing building for the facility that manufacturers critical
173 communication controls for the US Navy. He pointed out areas of lawn already impacted and described
174 the stormwater management system made of bioretention areas (ISR). He noted the system would
175 have high nitrogen removal and provided performance curves chart. He noted that Gove Environmental

176 provided plan revisions and noted very poorly drained soil to the west requiring 50' buffer and pulled
177 back 10.' He noted no prime wetlands. He described wildlife evaluations in neighboring Norris Brook
178 which he described as marsh and forested wetland. He described the western 40' edge of trees to be
179 removed and the value of wildlife to the northern edge and desire not to break up habitat corridors. He
180 noted there were bike trails that would continue with a pedestrian and bike bridge to be built where the
181 berms were added. There is no fishing, hunting or boating.
182
183 Mr. Short noted that impacts of the stormwater treatment system were closer to the stream shoreland
184 buffer than he was comfortable with.
185
186 Mr. McTigue reviewed the criteria:
187
188 He noted the use is a permitted use in the industrial zoning district.
189 He noted there was no alternate design with less impact as the north is a higher value wildlife area,
190 ledge has a greater temporary disturbance and functions and values are not being impacted. He noted
191 the stormwater treatment areas will act as a buffer to the wetland areas. He noted no increase
192 elsewhere on site. He stated all impacts are permanent as far as restoration. He noted permits with
193 DES for AoT and two others.
194
195 He described the criteria for shoreland CUP and the stormwater treatment system. He noted no
196 wastewater or onsite storage of hazardous materials. He described regulation 9.3.4 and fertilizer
197 requirements, except for establishment which has quicker stabilization/less erosion. They will apply for
198 a waiver for with the Planning Board. He described regulation 9.3.1 and the purpose of the stormwater
199 treatment system to reduce nitrogen and solids.
200
201 Mr. Short asked when construction would begin, and Mr. McTigue noted fall or early 2024 because AoT
202 has a minimum of 45 days since the last application is within ten years (2016).
203
204 Corey Coldwell discussed the three impacts, building, pavement and stormwater improvements and
205 described the existing disturbed buffer which has a shed, transformer and lawn on it. He described the
206 woody vegetation removal for the bioretention areas. He noted the 1.5" pipe would not have a high
207 flow draining into the wetland after treatment.
208
209 Mr. Mattera noted he appreciated preserving the east and west buffer values. Mr. Mattera described
210 the high volume and frequency of precipitation lately and the goal to keep water where it lands. Mr.
211 Coldwell indicated even had 100-year storm he felt it would not fail.
212
213 Mr. Mattera asked why design for a 1" storm and Mr. McTigue described that 80-90% of solids and
214 pollutants; nitrogen and phosphorus are in the first 1" wash.
215
216 Ms. Murphy asked about the vernal pool previously noted on the plan and Mr. McTigue noted Gove
217 Environmental dismissed it as a vernal pool and removed it from the plan.
218
219 Mr. McTigue described the snow removal shown on the plan.

220

221 Mr. Clement expressed concerns about the loss of buffers and the dilemma between the right to build
222 and protect resources.

223

224 Mr. Mattera noted the application was going to TRC and the Planning Board.

225

226 Mr. Mattera opened the hearing to the public for comments and questions at 9:17 PM and being none
227 closed the hearing to the public for deliberations.

228

229 MOTION: Mr. Madison motioned that the Commission reviewed the application and had no objection
230 to the shoreland conditional use permit as proposed. Mr. Short seconded the motion. A vote was
231 taken, Mr. Whitehouse abstained. The motion passed 6-0-1.

232

233 MOTION: Mr. Campion motioned that the Commission reviewed the application and had no objection
234 to approval of the wetland conditional use permit. Mr. Short seconded the motion. A vote was taken,
235 Mr. Whitehouse abstained. The motion passed 6-0-1.

236

237 Mr. Mattera noted that the Commission would send a letter to the Planning Board.

238

239 5. Expenditure Requests

240

241 a. Commemorative Bench at Raynes Farm (Dave Short and Bill Campbell)

242

243 Mr. Short presented the request for funding to construct Leopold benches at Raynes Farm. He
244 noted they considered this as a memorial tribute for past member Carlos Guindon who passed
245 away a few months ago and they have considered adding them for others who have served for a
246 long time. He noted the best place is Raynes Farm and Mr. Guindon was an active bird
247 watcher/ornithologist and described how the Leopold bench's design would be low impact and
248 recommended they could serve as a viewing platform and reverse to sit and rest binoculars set
249 atop the knoll which is picturesque. The benches would be painted and set on top of pavers.
250 The pavers would be flush with the ground to allow for mowing.

251

252 Mr. Short noted the time for constructing the benches was being donated and he would assist.

253

254 MOTION: Mr. Campion motioned to approve the expenditure of up to \$300 from the
255 Conservation Land Administration budget line for the purpose of purchasing materials and
256 supplies to install Leopold benches at Raynes Farm and add names. Mr. Madison seconded the
257 motion. A vote was taken, all were in favor, the motion passed 7-0-0.

258

259 b. Approval of Mowing Funds

260

261 Ms. Murphy reported the quotes she received from David Ahearn for mowing, of \$1,875. This
262 year the full Morrissette field would be mowed rather than the 1/3 sections he charged \$1,600
263 for. This includes Perry, White's Meadow and Irvine.

264
265 MOTION: Mr. Short motioned to approve the expenditure of \$1,875 from the Roadside Mowing
266 line item for grassland field maintenance. Mr. Madison seconded the motion. A vote was
267 taken, all were in favor, the motion passed 7-0-0.

268
269 c. ESRLAC Dues - \$150

270
271 Don Clement recused himself as he is a member of ERSLAC or Exeter Squamscott River Advisory
272 Committee. Mr. Mattera asked him to described what ERSLAC does. Mr. Clement described
273 different ways they provide support to Conservation Commissions and review of shoreland CUP
274 applications for the State.

275
276 MOTION: Mr. Short motioned to approve \$150 from the Dues line item. Mr. Campion seconded
277 the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

278
279 6. 2024 Budget Planning

280
281 Ms. Murphy provided a draft of the proposed 2024 budget which she noted is due before the next
282 Conservation Commission meeting in September. The proposed budget then goes to the Town Manager,
283 the Budget Committee and Select Board before being put on the Town Warrant. She indicated she did
284 not make any changes but questioned whether it made sense to include the line for interns. She noted
285 the interns are coming back covered in ticks from monitoring and brush-hogging and questioned
286 whether those activities could be done in late fall or early winter or whether other activities could be
287 found for them. She noted that it helps to expend the existing budget and recommended the members
288 think about projects or outreach events and encouraged new members to attend training. Ms. Crepeau
289 offered to help with inventory of materials. Mr. Short recommended an offset of Raynes construction
290 costs. Mr. Mattera recommended removing invasives. Ms. Crepeau asked about the Tree Committee
291 and the Spring Tree Program. Ms. Murphy noted 15 Liberty Elms were coming in. Mr. Short noted they
292 will be stored at the nursery.

293
294 The Commission agreed to submit the proposed budget as is.

295
296 7. Funding request to foundations (CC auth to reach out)

297
298 Ms. Murphy reported that Valerie Fanger signed up for a program that led her to two funds that would
299 line up well with Raynes Farm. She provided a draft email for approval.

300 MOTION: Mr. Mattera motioned to authorize Chair Drew Koff to send the email for funding to support
301 repairs at Raynes Barn. Mr. Short seconded the motion. A vote was taken, all were in favor, the motion
302 passed 7-0-0.

303
304 Mr. Mattera thanked Ms. Fanger for the work she did on this.

305
306 8. Committee Reports – Ms. Murphy provided a written report to the Commission which she noted can
307 be viewed by the public online on their website.

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a. Property Management

b. Trails

Ms. Murphy will post the trail closures online at Wason Road for the Eversource maintenance work as the start date in October approaches. She will contact Fort Rock Riders and Mr. Short will contact Trail Forks.

c. Outreach Events

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

9. Approval of Minutes

i. July 11, 2023 Meeting

MOTION: Mr. Mattera motioned to approve the July 11, 2023 meeting minutes. Mr. Madison seconded the motion. A vote was taken, Mr. Campion, Ms. Crepeau and Mr. Short abstained. The motion passed 4-0-3.

10. Correspondence

Ms. Murphy will forward a copy of the email invitation she received from SELT for the presentation at Burleigh Farm on Monday August 14th at 5:00 PM, RSVP date August 10th. Greg Jordan will also present at the event.

11. Other Business

12. Next Meeting: Date Scheduled (9/12/23), Submission Deadline (9/1/23)

13. Adjournment

MOTION: Mr. Short moved to adjourn the meeting at 9:57 PM seconded by Mr. Welch. A vote was taken, all were in favor, the motion passed unanimously.

Respectfully submitted,

Daniel Hoijer, Recording Secretary
Via Exeter TV
Zoom ID 896 9112 8042