



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, March 12th, 2024 at 7:00 P.M.**

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items:

1. Draft application for urbanized exemption under RSA 483-B12 from the state shoreland regulations in the downtown area. (*Dave Sharples, Town Planner*)
2. Committee Reports
 - a. Property Management
 - b. Trails
 - i. Until Powerline Work Upated
 - c. Outreach Events
 - i. Exploring Exeter Collaborative with Parks 3:00 3/27, 4/24, 5/22
 - ii. [Heard Bird Contest Ongoing](#) through end of March
 - iii. Seed Library Update
 - iv. Sustainable Film Festival
 - v. Earth Day Town Wide Clean Up 4/15-22
 - vi. Alewife Festival – May 11, 2024 10a-1p
 - vii. Citizen Science Project – [River Herring Migration Count](#)
 - d. Other Committee Reports (River Study, Sustainability, Energy, Tree, CC Roundtable)
3. Approval of Minutes: 2/13/24 Meeting
4. Correspondence

Other Business

5. Next Meeting: 4/9/24, Submission Deadline 3/29/24

Andrew Koff

Exeter Conservation Commission

Posted March 8th, 2024 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/86021068084>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 860 2106 8084

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: March 8th, 2024
To: Conservation Commission Board Members
From: Kristen Murphy, Conservation & Sustainability Planner
Subject: March 12th, Meeting

1. Urbanized Exemption

Dave Sharples, the Town Planner has started working on an application to NHDES for an urbanized exemption. If approved, this would exempt the proposed area from State Shoreland regulations and is an option designed to eliminate review of shoreland areas in urban cores where there is little to no natural area remaining. Dave presented this concept to the Planning Board at their [February 22nd meeting](#) where he received their vote of support. Dave will be present at the meeting to discuss the proposal with the Commission and is seeking your support for the application.

Suggested Motion:

_____ *We have reviewed this application and are in support of the application
(as proposed) (with the following amendments):*

_____ *We have reviewed this application and are not in support of the application as noted
below:*

2. Committee Reports

Most of these items we can discuss at the meeting but I wanted to give you a written update on “other committee reports”. I would be happy to discuss any one of these items in more detail:

Energy: Will be tabling at the election. Main upcoming projects are promoting “Opting Up” for more renewable energy, and desire to bring Window Dressers program to Exeter. This is a super organized community build approach that uses pre-made forms to aid in building window inserts. They will need lots of volunteers to pull this off so if you are interested, please reach out.

SAC: Will be tabling at election. Submitting a letter of support for Rugg warrant article. Will continue promoting composting challenge (free compost bin), looking into options for a Styrofoam recycling program.

Tree: Expanded budget if passed, will fund a volunteer-based street tree inventory, partnering with elementary students for a hug-a-tree program, planning to film a series on proper tree planting/care.

River: Public Info Session held 2/27. [Video available](#). Several CC members attended. Public comments accepted until 3/21 via: pickpocketdam@exeternh.gov.



TOWN OF EXETER, NEW HAMPSHIRE

10 FRONT STREET • EXETER, NH • 03833-3792 • (603) 778-0591 • FAX 772-4709

www.exeternh.gov

March 18, 2024

To:

Re: Exeter Urbanized Exemption Request per NHRSA
483-B:12 Shoreland Exemptions.

To whom it may concern:

Please allow this letter to serve as Exeter's request for an Urbanized Exemption for parts of our downtown area. The Exeter Select Board, the governing body of Exeter, voted at their BLANK meeting to support this request after determining that special conditions of urbanization exist along the portion of shoreland to be exempted.

I have enclosed a packet of all the information supporting the request. Attachment # 1 is a map showing the area of the Urbanized Exemption request. Attachment # 2 provides the evidence requested in NHRSA 483-B:12.

If you should have any questions, please do not hesitate to contact the Planning Department office at (603) 773-6114.

Sincerely,

Dave Sharples
Town Planner

cc: Niko Papakonstantis, Select Board Chair w/enc
Russell Dean, Exeter Town Manager w/enc
Kristen Murphy, Exeter Sustainability and Conservation Planner w/enc
Langdon Plummer, Planning Board Chair w/enc
Andrew Koff, Conservation Commission Chair w/enc

Attachment # 1 - Exeter Urbanized Exemption Request Map



ATTACHMENT # 2

The governing body of a municipality may, in its discretion, request the commissioner to exempt all or a portion of the protected shoreland within its boundaries from the provisions of this chapter if the governing body finds that special local urbanization conditions as defined in RSA 483-B:4, XXV, exist in the protected shoreland for which the exemption is sought.

II. If the governing body of a municipality requests such an exemption, it shall submit evidence of existing and historical patterns of building and development in the protected shoreland in demonstration of the special local urbanization conditions. Such evidence shall address:

(a) Current and Past Building Density.

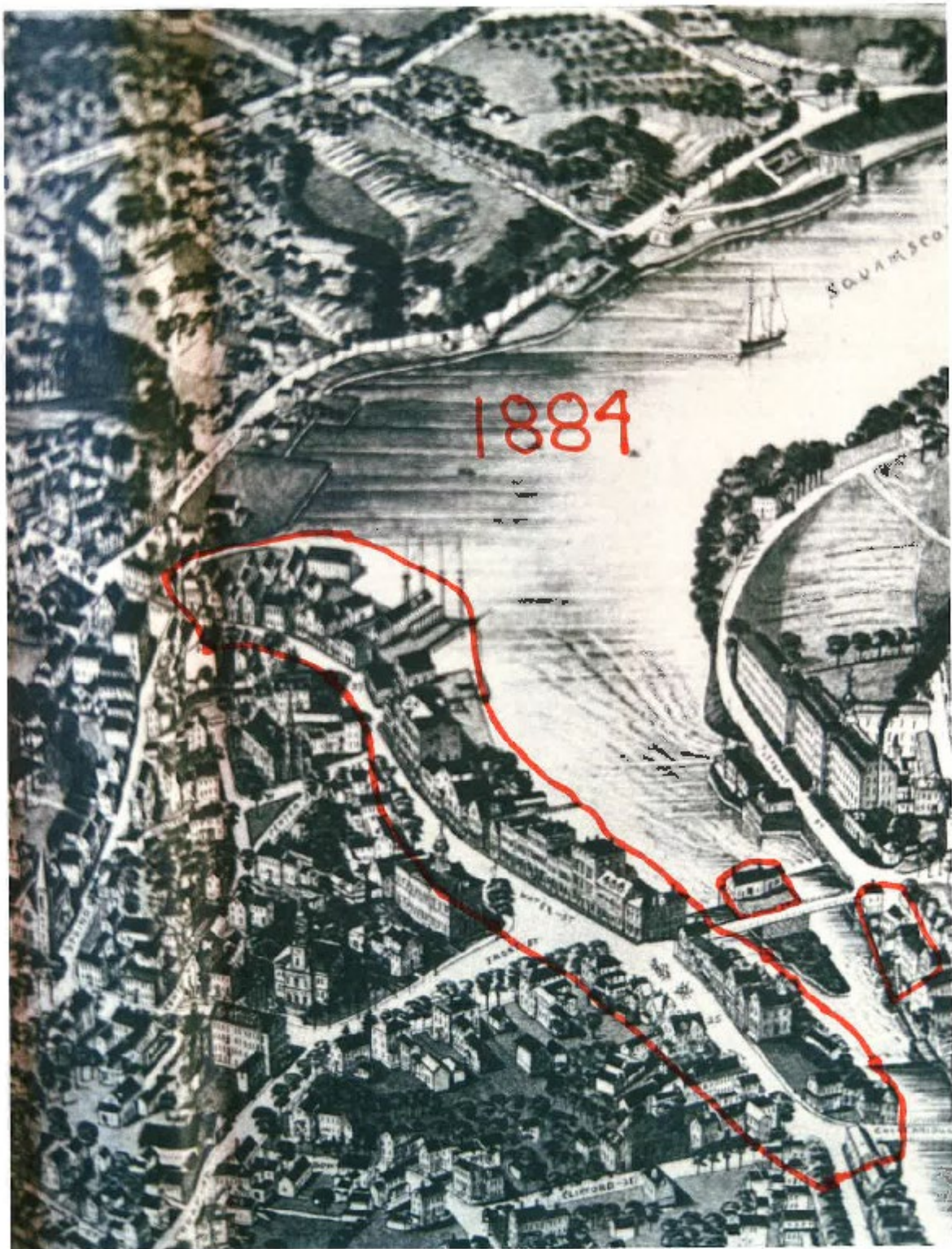
Current Density:

The portion of downtown Exeter that is subject to this request includes approximately 13.2 acres of densely developed land. As you can see from Attachment # 1. The area subject to this request is almost completely impervious and is currently comprised mostly of buildings and pavement. There are a few grassed areas within the exemption area. One is a linear strip in the town-owned Steward Park (northwesterly side of the exemption area) that lies between pavement and the boardwalk along the river. Another green area is a vacant lot on the westerly side of the map that abuts the river. There was a building at this location until it burned down in the 1980's. The Town recently acquired this land for a public park. The last piece of green area is on the northeasterly edge of the exemption area and this is Founders Park, also owned by the Town of Exeter.

Past Building Density:

Exeter has a long, rich history and the area being requested for an exemption has been densely developed for hundreds of years. The following picture shows the area of the exemption request in 1884. As you will note, the area appears as densely

developed as it is today with several buildings shown along the river on the northerly portion of the exemption area that no longer exist today.



(b) Commercial, industrial, or residential uses.

The area is defined by a mix of commercial and residential uses. Commercial uses dominate the street level while many residences exist on the upper floors. While industrial use did historically exist with the mills, there are no longer any industrial uses in the area.

(c) Municipal or other public utilities.

Municipal water, sewer and drainage is available throughout the exemption area along with natural gas and electricity. The map (attachment #1) shows the location of municipal sewer and water infrastructure.

(d) Current municipal land use regulations which affect the protected shoreland.

The Exeter Site Plan Review and Subdivisions Regulations apply to new or redevelopment of any parcels within the exemption area. These regulations have provisions that include but are not limited to stormwater, grading, erosion and sediment control, landscaping, utilities, environmental quality/natural resources, wetlands, and parking and access.

The Exeter Zoning Ordinance have provisions that apply to new or redevelopment of any parcels within the exemption area such as minimum open space requirements and lot coverage. The area is also fully within the Exeter Historic District and is subject to the Historic District ordinance.

(e) Designation as a downtown, community center, central business district, or urbanized area or urban cluster as delineated by the United States Census Bureau.

The US Census Bureau identifies a portion of Exeter that includes the entire exemption area as an Urban Area with a population of more than 10,000.

(f) Any other information which the commissioner may reasonably require.

Please contact Dave Sharples, Town Planner, either via email at dsharples@exeternh.gov or by phone at 603-773-6114 if you need any additional information to render an informed decision on this request.

III. With the advice of the office of planning and development, the commissioner shall approve or deny the request for an exemption and shall issue written findings in support of his decision. A request for an exemption shall be approved only if the municipality demonstrates, using the evidence required under paragraph II, that special conditions of urbanization exist along the portion of shoreland to be exempted.

No response necessary

IV. The Pease development authority, division of ports and harbors may request an exemption under this section for all or a portion of any land purchased, leased, or otherwise acquired by it pursuant to RSA 12-G:39.

N/A

Exeter Conservation Commission
February 13, 2024
Novak 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, Chair Andrew Koff, Vice-Chair Trevor Mattera, Dave Short, Connor Madison, Kyle Welch, Alternate Valorie Fanger, Alternate Michelle Crepeau (remotely), Alternate Bill Campbell, Alternate Sean Torrez, and Nancy Belanger, Select Board Representative

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

Mr. Koff called the meeting to order at 7:00 PM, introduced the members and activated Alternates Valorie Fanger and Sean Torrez. Ms. Crepeau, who appeared remotely, noted she was alone in the room.

2. Public Comment

There was no one from the public present.

Action Items

1. Request for Commission recommendation on the acquisition of .45-acre parcel at 8 Hampton Road (Tax Map 69, Lot 6) identified as Parcel A on plan, to be combined with 4 Hampton Road (Tax Map 69, Lot 4) for the purpose of Planet Playground

Ms. Murphy noted that Greg Bisson from Parks & Recreation negotiated the purchase and sale agreement and that a recommendation from the Conservation Commission is required to move forward. Ms. Belanger noted that the property had been leased for many years, the lease had expired.

MOTION: Mr. Campion motioned to suggest that the Commission send a memo to the Select Board indicating that the Commission recommends the acquisition of the .45-acre parcel shown as Parcel A on plan provided, entitled "Lot Line Adjustment at 4 & 8 Hampton Road." Mr. Campbell seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

2. Native Seed Library Update and Purchase Request

Ms. Murphy noted that an Academy student was interested in resurrecting the seed library previously at the Children's Room of the library. Ms. Murphy recommended the Commission purchase wooden boxes with drawers which will be decorated, envelopes and index cards, and noted she was able to get a grocery bag full of seeds from Kingston and permission from the library. The project will be announced on Facebook, and she will send something to Bob Glowacky at Exeter TV.

Ms. Murphy noted some of the seeds require cold hardening in order to sprout in the spring. Mr. Short asked if there was a list and she noted the project would be done at the end of the month and will provide Mr. Short with a list.

MOTION: Mr. Short motioned to expend up to \$100 from the Conservation Land Administration budget line for the purchase of building a native seed library. Mr. Mattera seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

3. Earth Day Student Tree Project and Purchase Request

Ms. Murphy reported that the Exeter Tree Committee has an elementary student from their environmental club, the Green Team, who is interested in promoting the big tree scavenger hunt this year. Ms. Murphy would like to provide four aluminum water bottles as prizes.

MOTION: Mr. Koff motioned to expend up to \$150 from the Conservation Land Administration budget line for the purpose of purchasing prizes for the student project. Mr. Welch seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

4. Sustainable Film Series and Rain Barrel Kits

Ms. Murphy reported that an Academy student is interested in the four-season film series and an activity project related to climate change and sustainability. He would do the first flyer and promote the first film. The theme he chose is fast fashion, which is about how cheaply made clothes affect the environment. He will show the film done by Alex James – *Slowing Down Fast Fashion* at the library on February 24th at 9 or 9:30 AM. The film is about an hour long. PEA has paid for the viewing license. The accompanying activity will be to donate to the Helpsy program to make that more well known.

Ms. Murphy reported that Public Works have barrels from the water treatment facility which they have cleaned up, made the hole in and provided a list of parts that can be purchased at RJs to convert the barrels to rain barrels. Ms. Murphy would like to fund up to ten kits to provide to the first ten who register for the film which will be selected by the Conservation Commission in March.

MOTION: Mr. Koff motioned to approve the expenditure of up to \$500 from the Conservation Land Administration budget line to order ten kits for rain barrels. Mr. Mattera seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

86 5. Committee Reports

87
88 a. Property Management

89
90 b. Trails

91
92 Mr. Short noted the power line project is wrapping up and Watson Road is no longer a construction
93 zone. The utility should be finished on Captain's Way in about two weeks. Ms. Murphy noted she is
94 getting weekly updates.

95
96 Mr. Torrez asked about the large amount of road ballasts used and what will happen to them. Ms.
97 Murphy noted she was told they would be covered with the existing top soil that was moved aside
98 and that will be seeded and mulched, however reusing the existing soil makes sense as it already
99 contains native seeds in it. Ms. Murphy recommended visiting the site before the Commission's
100 March meeting and noted it will take some time to monitor the fresh restoration area. Mr. Short
101 noted the Commission should evaluate the restoration and inspect the area when it is done. Mr.
102 Short will look at it this week before the utility leaves the site. Ms. Murphy will send contact
103 information to those who want to coordinate the trail replacement.

104
105 c. Outreach Events

106
107 i. February Full Moon Snowshoe (2/22 -registration required) kmurphy@exeternh.gov

108
109 Ms. Murphy reported the event will take place at the country club and there were no registrations
110 yet. She asked if the event would still be held whether there was snow or not and the
111 Commission indicated yes, unless it were raining or too muddy.

112
113 ii. Exploring Exeter Collaborative with Parks 3 PM 2/27, 3/27, 4/24 and 5/22

114
115 Ms. Murphy noted Parks & Recreation will be promoting the Exploring Exeter walks on town-
116 owned property and those interested can sign up for individual walks or all.

117
118 iii. [Heard Bird Contest Ongoing](#)

119
120 Mr. Welch noted the contest will run through the end of March and then he may start a new one
121 in the spring.

122
123 iv. Alewife Festival – May 11th from 10 AM-1 PM

124
125 Ms. Murphy reported the date for the Alewife Festival will be May 11th. She welcomed
126 volunteers to help pull it together. She noted meeting with Fish & Game who confirmed they will
127 be present, and Ms. Fanger will reach out to local business. Ms. Murphy noted she is working
128 with Bob Glowacky to set up the underwater camera. Parks & Recreation will not be there but
129 will have kayaks available. Eric is interested in doing a morning kayak tour before the festival.
130 Mr. Welch will contact him to help out with that. Mr. Koff will reach out to the coastal program
131 at DES.

Ms. Murphy reported she spoke to Connor O'Donnell at Fish & Game about potentially helping with the timed fish counts. There would be nine 10-minute counts from 7 AM to 7 PM each day from mid-April to the end of May. Fish and Game can do three of them and will need help with the other six. Mr. Welch asked how that would work and Ms. Murphy noted Fish and Game will provide training and there will be a form and on-line sign-ups for the time slots. Ms. Belanger recommended reaching out to the High School, Academy, and other resources like the Great Bay Charter School or UNH. Mr. Koff recommended organizing a meeting with Fish and Game. Ms. Murphy will coordinate the meeting.

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

i. Public Presentation on Pickpocket Dam Feasibility Study 2/27 at 6:30 PM

Ms. Murphy reported that the Feasibility Study presentation will take place on February 27th at 6:30 or 7 PM at Town Hall.

6. Approval of Minutes - January 9, 2024 Meeting

MOTION: Mr. Koff motioned to approve the January 9, 2024 meeting minutes. Mr. Welch seconded the motion. A vote was taken, Mr. Mattera, Mr. Torrez and Mr. Campbell abstained, the motion passed 4-0-3.

7. Town Meeting – 3/12/24

Mr. Welch noted the warrant article for the purchase of the Rugg property had favorable comments at Deliberative Session. Mr. Short asked if the attorney was any closer to finishing the title work and Ms. Murphy indicated it was still being worked on and noted there were two citizen's petitions and the second did not have the support of the property owner, so it was amended to reflect that.

8. Correspondence

9. Next Meeting; Date Scheduled 3/12/24, Submission Deadline 3/1/24

Mr. Koff noted that election of officers will be in April if anyone is interested in serving as Chair. The Board was polled to see if they wanted to keep the 3/12 meeting date as it is the same day as Town Meeting. The Board agreed to keep the 3/12 meeting date and time.

10. Adjournment

MOTION: Mr. Koff motioned to adjourn the meeting at 8:12 PM. Mr. Welch seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

Respectfully submitted,

Daniel Hoijer, Recording Secretary
Via Exeter TV, Zoom ID 880 4755 8804