



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, September 9th, 2025 at 7:00 P.M.**

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items:

1. Minimum Impact Expedited Wetland Fill Application from the Town of Exeter for the Police and Fire Substation at 6 Continental Drive, Tax Map/Lot 47/4-11. (Brendan Quigley, GES)
2. Conditional Use Permit Application from Public Services of NH dba Eversource for proposed utility maintenance on the existing H141 ACR 115kV Transmission Line in the area of Old Town Farm Road. Various Tax Map/lot (Andrew Mahoney, TRC Companies)
3. Shoreland Conditional Use Permit application for a 230-sf addition and 230-sf parking expansion at 4 Powdermill Rd, Tax Map/Lot 101-02 (Christian Smith, Beals Associates)
4. Committee Reports
 - a. Property Management
 - b. Outreach Events –Halloween Pup Parade Planning Team ID
 - c. Other Committee Reports (River Study, Sustainability, Energy, Tree, CC Roundtable)
5. Approval of Minutes: 8/12/25 Meeting
6. Correspondence

Other Business

7. Next Meeting: 10/14/25, Submission Deadline 10/3/25

Dave Short

Exeter Conservation Commission

Posted September 5th, 2025 Exeter Town Website and Town Office kiosk.

ZOOM Public Access Information:

Virtual Meetings can be watched on Ch 22 or Ch 6 and YouTube.

To access the meeting, click this link: <https://us02web.zoom.us/j/83990827078>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 839 9082 7078

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) 418-6429 with any technical issues

**TOWN OF EXETER
PLANNING DEPARTMENT MEMORANDUM**

Date: Sept 4th, 2025
To: Conservation Commission Board Members
From: Kristen Murphy, Conservation & Sustainability Planner
Subject: Sept 9th Meeting

1. Min Impact Expedited for Police Stn / Fire Substation

The Town is seeking support from the Commission for expedited review of the wetland application for the Police/Fire Substation. There are some details still pending that is holding up the final plans necessary for the wetland application so your packet does not include the complete application. In order to avoid requesting a special meeting September meeting, the Town is seeking your support to authorize the Chair to sign the final application once complete, under the caveat that details presented tonight remain consistent.

Suggested Motion:

We support the application as presented and authorize the Chair to sign the expedited permit application.

2. Eversource Wetland CUP

Eversource is seeking your support for a Wetland CUP for impacts to prime, and very poorly drained wetland buffers, in order to extend existing gravel roads for access and pole replacement within their existing utility corridor. Though direct wetland impacts are anticipated, this work is permitted under a statutory permit by notification.

WETLAND CUP

_____ *We have reviewed the Wetland Conditional Use Permit application and ARE IN SUPPORT of the application (as proposed) (with the following amendments/conditions):*

_____ *We have reviewed the Wetland Conditional Use Permit application and ARE NOT IN SUPPORT of the application as noted below:*

3. 4 Powdermill Road Shoreland CUP

The applicant is seeking your support for a shoreland application to allow the expansion of an existing house (2022 construction) within the Exeter River shoreland district. The applicant is requesting relief for buffer and impervious surface allowance.

SHORELAND CUP

_____ *We have reviewed the Shoreland Conditional Use Permit application and ARE IN SUPPORT of the application (as proposed) (with the following amendments/conditions):*

_____ *We have reviewed the Shoreland Conditional Use Permit application and ARE NOT IN SUPPORT of the application as noted below:*

SITE PLAN

BUILDING LAYOUT TABLE		
POINT	NORTHING	EASTING
A1	181153.94	1169154.47
A2	181163.40	1169194.25
A3	181173.38	1169191.87
A4	181205.14	1169325.53
A5	181143.91	1169340.08
A6	181102.70	1169166.65

ZONING ANALYSIS TABLE			
ZONING DISTRICT	EPPING RD. HIGHWAY (C-3)		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	40,000 S.F.	89,190 S.F.	89,190 S.F.
MINIMUM LOT WIDTH	175'	320'	320'
MINIMUM LOT DEPTH	225'	179'	179'
MINIMUM FRONTAGE	175'	320'	320'
MINIMUM FRONT SETBACK	50'	N/A	69'
MINIMUM SIDE SETBACK	30'	N/A	52'
MINIMUM REAR SETBACK	25'	N/A	62'
MAX. BUILDING COVERAGE	40%	N/A	12%
MIN. OPEN SPACE	20%	N/A	31%
MAXIMUM HEIGHT	50'	N/A	26'
PARKING SPACES	N/A	0	69
PARKING CALCULATION: NOT APPLICABLE, PER TOWN DIRECTION.			

C101.A



650 Suffolk St., Suite 200
Lowell, MA 01854

T 978.970.5600
TRCcompanies.com

August 21, 2025

Ref: 636624.0000

Langdon Plumer
Chair
Exeter Planning Board
10 Front Street

Exeter, NH 03833

Re: Town of Exeter Conditional Use Permit Application H141 Transmission Line ACR Structure Replacement Project, Exeter, NH

Dear Mr. Plumer:

On behalf of Public Service of New Hampshire (PSNH) d/b/a Eversource Energy (Eversource), TRC is submitting this Conditional Use Permit Application to the Town of Exeter Planning Board for proposed utility maintenance on the existing H141 ACR 115kV Transmission Line in Exeter, New Hampshire. This project qualifies for Conditional Use approval as an electric transmission line maintenance project within an existing utility right-of-way (ROW) within Exeter's Wetlands Conservation District in accordance with *Article I, Part B* of the Town's zoning ordinance. This Conditional Use Permit application is being submitted in accordance with *Article 9, Part 1, Section 6* of the zoning ordinance and is required for the proposed work to allow impacts within wetland areas and the associated 100-foot prime wetland buffer zone and 50-foot very poorly drained soil buffer zone protected under the Wetlands Conservation District.

Existing Conditions

The project area involves the existing H141 ACR 115kV Transmission Line which shares a maintained ROW that is approximately 250 feet wide. In Exeter, the proposed project area extends west off of Old Town Farm Road towards the intersection with Epping Road and encompasses two (2) structure locations (Structures 172 and 173). The project ROW is fully comprised of Eversource controlled easements. Access to target structure locations along the project ROW will originate from Old Town Farm Road. In Exeter, the project ROW contains dense emergent prime wetland and upland vegetation that is maintained (cut) on a three to five-year cycle to achieve vertical clearance requirements between ground vegetation and overhead transmission lines. Additionally, land surrounding the proposed structure location consist of areas of very poorly drained soil. The surrounding land use is primarily made up of residential developments and forested lands.

Project Description

Eversource intends to perform routine maintenance work on the existing H141 ACR 115kV Transmission Line involving the replacement of two (2) existing wooden utility structures along the maintained utility ROW in Exeter. The H141 Transmission Line ROW originates at Pulpit Rock Substation in Chester and extends east before culminating at Great Bay Substation in Stratham, with proposed work along the transmission line occurring in Sandown, Fremont, and Exeter.

Proposed structure replacement work in Exeter involves the replacement of two (2) existing H-frame wooden transmission line structures (Structures 172 and 173) with a new weathered steel H-frame structures in the same configuration in accordance with current construction methods and materials. Contingent upon permit approvals, work is planned to commence in October 2025 and continue through April 2026.

The replacement structure will be installed through direct embedment within the existing structural footprint. The replacement structure will be connected to the existing overhead circuit prior to the removal of the existing structure. The height of the proposed structure will increase by 15 feet. The change in structure height allows Eversource to comply with current regulatory standards, meet safety clearance requirements, accommodate site topography, and minimize environmental impacts. **Table 1** showing the proposed structural height increase can be found below.

Table 1: Existing and Proposed H141 Transmission Line Structure Heights

Utility Structure Number	Existing Height (ft)	Proposed Height (ft)
172	55	70
173	50	65

The proposed work will be contained within the existing cleared utility ROW, and no additional tree clearing or widening of the ROW is proposed. Work crews will access the proposed replacement structures off of Old Town Farm Road and will travel west, establishing a new 16-foot-wide gravel access road where needed to reach the target locations within the limits of the existing cleared ROW corridor. Existing access roads have previously been established along some upland portions of the ROW as a result of past projects. While crews will follow existing access roads until they culminate, ground disturbance will be required to extend the gravel access roads to reach proposed replacement structures.

Ground disturbance and grading within upland areas will be kept to a minimum during the proposed work. In instances where gravel access roads are installed or improved, gravel will be setback at least 15' from wetland edges. Where the proposed access intersects wetlands within the Wetlands Conservation District, timber mats (typically with dimensions of 16 feet wide by 4 feet long) will be installed in order to safely move equipment and crews while minimizing soil disturbance and rutting within these resources. Work pads will be established around the proposed replacement structures and will be approximately 100-ft x 100-ft in size. Additionally, the work pad at Structure 172 has been minimized to avoid wetland impacts. Some routine vegetation mowing within the limits of the existing cleared ROW might be required in the structural work pads to permit clear and safe crew access.

Once access is established, the new structures will be set. Excavated spoils will be spread within an upland area of the project ROW (outside of NHDES jurisdiction) or will be trucked off-site and properly disposed of. The new structures will not be installed within the bed and/or banks of any stream or river along the project ROW. Prior to accessing the ROW with construction equipment, crews will install wildlife friendly erosion and sediment control barriers in accordance with permitting plans and details, New Hampshire Department of Environmental Services (NHDES)

conditions, and the *Best Management Practices Manual for Utility Maintenance in and Adjacent to Wetlands and Waterbodies in New Hampshire* (or “Utility BMP Manual,” March 2019), published by the New Hampshire Department of Natural and Cultural Resources (NHDNCR). During project construction, control of the spread of invasive plant species within the project ROW will also be managed in accordance with NHDES permit conditions and the Utility BMP Manual.

Installed erosion controls and other installed utility BMPs will be inspected daily by the contractor crews and weekly by a qualified environmental monitor, hired by Eversource, in accordance with EPA CGP requirements to ensure proper functionality and maintenance. Erosion and sediment control barriers will not be removed until project work is complete, and project areas are stabilized in accordance with NHDES guidance.

As soon as possible after the completion of the structure replacement work, timber matting and all construction debris will be removed from the project ROW and properly disposed of off-site. Stabilization and restoration of disturbed areas/exposed soils will be initiated as soon as possible once timber mats are pulled and structure work is completed. Due to the use of timber mats, it is anticipated that minimal restoration within the ROW will be required, and that natural vegetative re-colonization of impacted areas will occur during summer vegetative growth periods in 2026. TRC will visit the project ROW post-construction to assess conditions, provide guidance to work crews on restoration, and determine whether or not additional promotion of vegetation (seeding) is required. If necessary, an upland and/or wetland seed mix will be applied to any areas where cover is slow to develop. Additionally, straw or weed-free hay will be applied in conjunction with seed. In accordance with Env-Wt 307.12(f), if the temporarily impacted areas do not have at least 75% revegetation after two growing seasons, replanting, or reseeding would occur in those areas.

Refer to the Project Plans provided in **Attachment B** for the location of existing wetlands and surface waters, utility structures, access routes, proposed construction work pads, and temporary wetland impact areas.

Project Need

The existing replacement structures have been identified for replacement during Eversource’s annual maintenance inspections. The existing H141 transmission structures have been identified by project engineers as deficient and showing signs of distress due to weathering, internal rot, and/or woodpecker damage. The proposed project is part of Eversource’s ongoing maintenance program conducted to ensure reliable electric service for their customers. The PSNH transmission system is an integral part of the regional power system delivering electricity to customers throughout New England. It is critical that this system remains operational without interruption from preventable outages.

Delineated Natural Resources

A portion of the proposed project will take place within the Town of Exeter’s Wetlands Conservation District, which is defined in *Article 9, Part 6* of the Town’s zoning ordinance. The project ROW only contains inland jurisdictional wetlands, and impacts to these wetlands were minimized to the extent practicable while still accomplishing the project goals. The proposed impact numbers are included in the attached Project Plans. According to the NHDES Wetlands Permit Planning Tool, a prime wetland complex is located adjacent to the proposed structure location.

Wetlands within the project ROW were delineated by TRC wetland scientists in May of 2025. Wetland delineation was performed in accordance with procedures and standards outlined in the *1987 Corps of Engineers Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0 (January 2012)*. Wetland review also relied upon the *Field Indicators for Identifying Hydric Soils in the United States*, Version 8.2, published by the Natural Resource Conservation Service and the *Field Indicators for Identifying Hydric Soils in New England*, Version 4.0, published by the New England Interstate Water Pollution Control Commission in April 2019. Dominant wetland vegetation was assessed using the 2018 National Wetland Plant List published by the U.S. Army Corps of Engineers.

Proposed Impacts

The proposed work requires temporary impacts to wetlands for access to the proposed structure locations. Impacts are shown in **Table 2** below and are quantified as “Delineated Wetland” impacts, “100-ft Prime Wetland Buffer” impacts, and “50-ft Very Poorly Drained Soil Buffer”.

Table 2: Proposed Impacts

Impact Type	Impact Area (Square Feet)
Delineated Wetlands	3,063
100-ft Prime Wetland Buffer	25,575
50-ft Very Poorly Drained Soil Buffer	3,179
Total	31,899

Wetlands Conservation District

Within the Town of Exeter, access roads to the proposed replacement structure intersects one (1) delineated jurisdictional wetland complex and will require approximately 3,063 sq. ft. of temporary wetland impacts. In areas where the proposed work intersects the delineated wetland boundary, timber matting will be utilized. Timber matting will minimize impacts to the wetlands during structure replacement work and will not remain in place for longer than one growing season. Additionally, proposed access roads will intersect the 100-ft prime wetland buffer, requiring approximately 25,575 sq. ft. of impacts. Lastly, 3,179 sq ft of impacts will occur within the 50-ft very poorly drained soil buffer. Crews will follow applicable BMPs to minimize disturbance within the wetland areas.

NH Department of Environmental Services Notification

In accordance with NH RSA 482-A:3, XV, routine utility maintenance work is exempt from the standard wetland permitting process at the state level. However, Eversource is required to submit a Utility Maintenance Activity Statutory Permit-by-Notification (SPN) and Alteration of Terrain (AoT) permit application to New Hampshire Department of Environmental Services (NHDES) to permit the temporary wetland impact and upland ground disturbance associated with the project, respectively. TRC is currently assisting Eversource with the preparation of these permit applications. As part of the permitting process, the Town of Exeter will receive a copy of these filings, anticipated for submission in August.

Conditional Use Permit

In accordance with the requirements for a Conditional Use Permit, the construction and maintenance of utility lines within an existing ROW in the Wetlands Conservation District is a permitted use subject to review if the proposed project does not conflict with the purposes of the District found in *Article 9 Part 1, Section 6 B (1-8)*. Evidence that the proposed project does not conflict with these purposes is listed below.

1. The proposed use is permitted in the underlying zoning district.

Maintenance of an existing and maintained utility ROW is allowed within the Residential (R1) 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.

The proposed structure replacement maintenance work will occur entirely within the existing and maintained Eversource H141 Line ROW. Wetland impacts have been minimized to the maximum extent possible while still meeting project objectives. Where wetland crossings are required to access proposed structure locations, timber matting will be utilized to minimize impacts. Timber matting will be removed following the completion of the proposed Project and will not remain in place for longer than one growing season.

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.

Yes, a NH Certified Wetlands Scientist from TRC Environmental Corporation conducted a wetlands delineation and functions and values report in May of 2025 for proposed work and temporary impacts to wetlands in near Structures 172 and 173 in Exeter. Wetland delineation was performed in accordance with procedures and standards outlined in the 1987 Corps of Engineers Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0 (January 2012). Wetland review also relied upon the Field Indicators for Identifying Hydric Soils in the United States, Version 8.2, published by the Natural Resource Conservation Service and the Field Indicators for Identifying Hydric Soils in New England, Version 4.0, published by the New England Interstate Water Pollution Control Commission in April 2019. Dominant wetland vegetation was assessed using the 2018 National Wetland Plant List published by the U.S. Army Corps of Engineers.

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.

Because the project involves maintenance of an existing utility structure, access is constrained by existing location. However, wetland and buffer zone impacts have been minimized to the maximum extent possible while still meeting project objectives. Where wetland crossings are required to access proposed structure locations, timber matting will be utilized to minimize impacts.

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.

The proposed project will not create health hazards or safety issues to the public as all wetland impacts will be temporary. Additionally, the proposed project is in the best interest of the public as the proposed project involves maintenance of an existing structure that has been identified by project engineers as deficient and showing signs of distress due to weathering, internal rot, and/or woodpecker damage. The proposed project is part of Eversource's ongoing maintenance program conducted to ensure reliable electric service for their customers. The PSNH transmission system is an integral part of the regional power system delivering electricity to customers throughout New England. It is critical that this system remains operational without interruption from preventable outages.

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.

N/A as all impacts to wetlands will be temporary.

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.

As soon as possible after the completion of the structure replacement work, timber matting and all construction debris will be removed from the project ROW and properly disposed of off-site. Stabilization and restoration of disturbed areas/exposed soils will be initiated as soon as possible once timber mats are pulled and structure work is completed. Due to the use of timber mats, it is anticipated that minimal restoration within the ROW will be required, and that natural vegetative re-colonization of impacted areas will occur during summer vegetative growth periods in 2026. TRC will visit the project ROW post-construction to assess conditions per EPA CGP requirements, provide guidance to work crews on restoration, and determine whether or not additional promotion of vegetation (seeding) is required. If necessary, an upland and/or wetland seed mix will be applied to any areas where cover is slow to develop. Additionally, straw or weed-free hay will be applied in conjunction with seed. In accordance with Env-Wt 307.12(f), if the temporarily impacted areas do not have at least 75% revegetation after two growing seasons, replanting, or reseedling would occur in those areas.

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.

An NHDES Alteration of Terrain Permit, USACE Self-Verification Form, NHDES SPN, EPA Construction General Permit, and NHDHR Request for Project Review will all be obtained prior to the proposed start of construction.

Property Ownership and Abutters

Proposed work will occur within the limits of the existing H141 Transmission Line electric utility ROW that is owned and maintained by Eversource. All owners of parcels where impacts to the Wetlands Conservation District are to occur, as well as owners of parcels who abut or are located across the street from these properties will be notified of the proposed project in accordance with the Town of Exeter's Conditional Use Permit application process. The list of owners and abutters and the associated tax maps are attached, as well as three copies of the abutter labels.

Please do not hesitate to contact me if you have any questions at (603) 966-8962 or amahoney@trccompanies.com.

Sincerely,

TRC

A handwritten signature in black ink that reads "Andrew Mahoney". The script is cursive and fluid.

Andrew Mahoney
Project Manager

Cc: Jacob Kwapiszeski, Eversource

Attachments:

- USGS Site Location Map
- Project Plan Set
- Exeter Tax Map
- Soil Maps
- Abutter List

Town of Exeter



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

July 2023



SUBMITTAL REQUIREMENTS:

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)
Eversource intends to perform routine maintenance work on the existing H141 ACR 115kV Transmission Line. Proposed structure replacement work in Exeter involves the replacement of two (2) existing H-frame wooden transmission line structures (Structures 172 & 173) with a new weathered steel H-frame structure in the same configuration in accordance with current construction methods and materials. Contingent upon permit approvals, work is planned to commence in October 2025 and continue through April 2026. The proposed work will be contained within the existing cleared utility ROW, and no additional tree clearing or widening of the ROW is proposed. The existing H141 transmission structures have been identified by project engineers as deficient and showing signs of distress due to weathering, internal rot, and/or woodpecker damage. The proposed project is part of Eversource's ongoing maintenance program conducted to ensure reliable electric service for their customers. The PSNH transmission system is an integral part of the regional power system delivering electricity to customers throughout New England. It is critical that this system remains operational without interruption from preventable outages.

Wetland Conservation Overlay District Impact (in square footage):

Temporary Impact	Wetland:	(SQ FT.)	Buffer:	(SQ FT.)
	<input checked="" type="checkbox"/> Prime Wetlands	<u>3,068</u>	<input checked="" type="checkbox"/> Prime Wetlands	<u>25,575</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 checked="" type="checkbox"/> VPD	<u>3,179</u>
	<input type="checkbox"/> PD	_____	<input type="checkbox"/> PD	_____
	<input type="checkbox"/> Inland Stream	_____	<input type="checkbox"/> Inland Stream	_____
Permanent Impact	Wetland:		Buffer:	
	<input type="checkbox"/> Prime Wetlands	_____	<input type="checkbox"/> Prime Wetlands	_____
	<input type="checkbox"/> Exemplary Wetlands	_____	<input type="checkbox"/> Exemplary Wetlands	_____
	<input type="checkbox"/> Vernal Pools (>200SF)	_____	<input type="checkbox"/> Vernal Pools (>200SF)	_____
	<input type="checkbox"/> VPD	_____	<input type="checkbox"/> VPD	_____
	<input type="checkbox"/> PD	_____	<input type="checkbox"/> PD	_____
	<input type="checkbox"/> Inland Stream	_____	<input type="checkbox"/> Inland Stream	_____

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

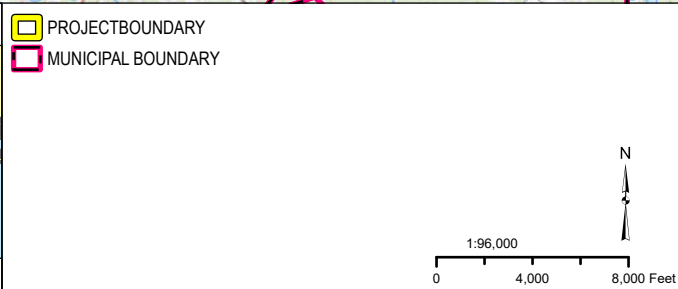
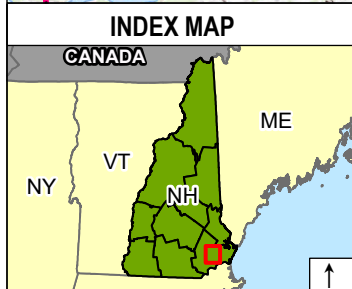
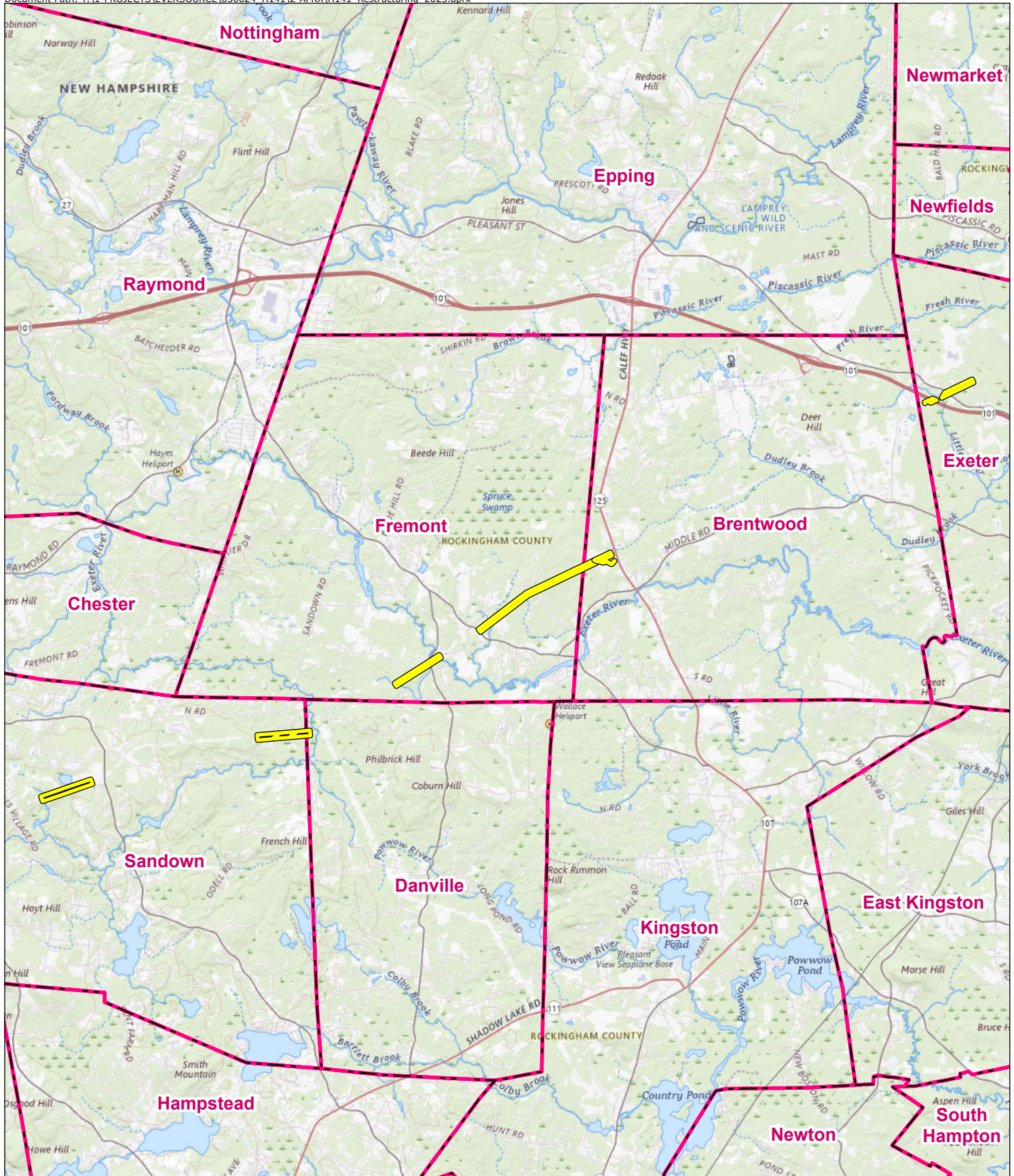
N/A

Describe how the proposal meets conditions in **Article 9.1.6.B** of the Zoning Ordinance (attached for reference).
Written justification for each criterion must be provided to be deemed administratively complete.

Please refer to justifications written within the cover letter narrative.

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:

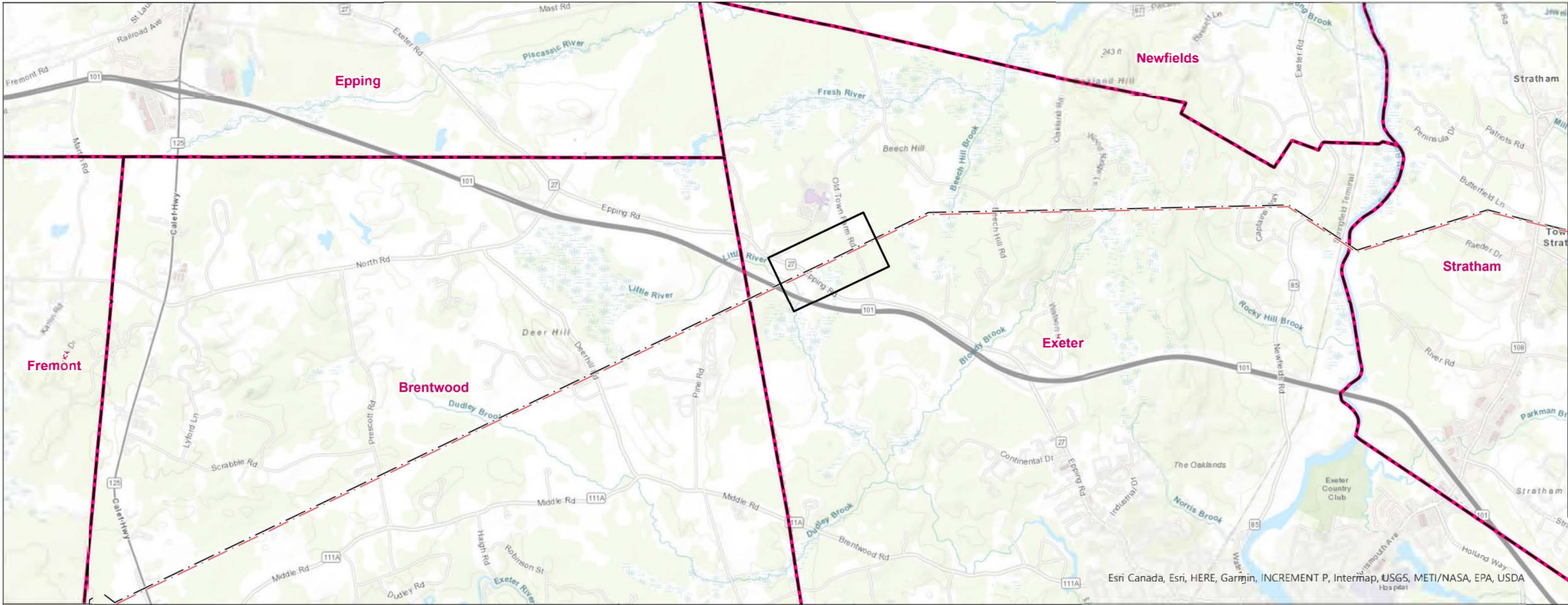
1. That the proposed use is permitted in the underlying zoning district;
2. No alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible;
3. A wetland scientist has provided an impact evaluation that includes 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.;



EVERSOURCE ENERGY
Line H141 Figure 1 Site Location Map
April 2025
Basemap: USGS National Map Data Sources: USGS, ESRI, Eversource, TRC, NHGRANIT

H141 Line - Structure Replacement Project

EXETER NH
Conditional Use Plan
Final Map Set
Date: August 18, 2025



Legend

- Map Index
- H141 Line
- Other Lines
- Municipal Boundary

0 1,500 3,000 US Feet

INDEX OF FIGURES
Title Sheet / Index Map
Map Sheets 1-2

NO.	DATE	REVISIONS

PREPARED FOR:
EVERSOURCE
ENERGY
107 Selden Street
Berlin, CT 06037

PREPARED BY:
TRC



Epping

Newfield



Parcels - Lot Dimensions

Parcels

NH Highways

Interstate

US Highway

State Highway

Abutting Towns - Basemap

Transmission Lines - Basemap

Streets - Basemap

Streets - 1:144000

Streets - 1:18000

Trails - Basemap

Railroad - Basemap

Buildings

Water - Basemap

TOE Parks & Recreation - Basemap

ROW - Basemap

NH Conservation & Public

Town Boundary - Basemap

101

101

101

101

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 1900 3800 ft

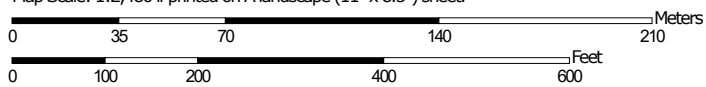
Printed on 08/12/2025 at 09:44 AM

Exeter MapsOnline

Soil Map—Rockingham County, New Hampshire



Map Scale: 1:2,480 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

8/14/2025
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rockingham County, New Hampshire

Survey Area Data: Version 27, Sep 3, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 22, 2022—Jun 5, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
32B	Boxford silt loam, 3 to 8 percent slopes	0.5	6.1%
33A	Scitico silt loam, 0 to 5 percent slopes	0.8	11.3%
38B	Eldridge fine sandy loam, 3 to 8 percent slopes	0.6	7.4%
134	Maybid silt loam	3.9	52.9%
140C	Chatfield-Hollis-Canton complex, 8 to 15 percent slopes, rocky	1.7	22.2%
Totals for Area of Interest		7.4	100.0%

Abutter List							
Map	Lot	Owner	Mailing Address	City	State	Zip	Street Address
28	3	NOEL ROBERT M	18 OLD TOWN FARM RD	Exeter	NH	03833	18 OLD TOWN FARM RD
28	4	CROSTON RICHARD E	22 OLD TOWN FARM RD	Exeter	NH	03833	22 OLD TOWN FARM RD
28	5	RICHARD DAVID E	26 OLD TOWN FARM RD	Exeter	NH	03833	26 OLD TOWN FARM RD
28	6	BOLSTER KENNETH	36 OLD TOWN FARM RD	Exeter	NH	03833	36 OLD TOWN FARM RD
28	7	KASNET REVOCABLE TRUST	42 OLD TOWN FARM RD	Exeter	NH	03833	42 OLD TOWN FARM RD
28	12	EATON TIMOTHY J REV TR AGREEMENT	35 OLD TOWN FARM RD	Exeter	NH	03833	35 OLD TOWN FARM RD
28	13	EXETER TOWN OF	10 FRONT STREET	Exeter	NH	03833	OLD TOWN FARM RD
28	18	WISSLER MICHAEL D	27 OLD TOWN FARM RD	Exeter	NH	03833	27 OLD TOWN FARM RD
29	1	NEW HAMPSHIRE STATE OF	PO BOX 483	Concord	NH	03302	292 EPPING RD
29	2	EVERSOURCE ENERGY	PO BOX 270	Hartford	CT	06141-0270	298 EPPING RD
29	3	RAPPOLD BRYAN J	304 EPPING RD	Exeter	NH	03833	304 EPPING RD
29	30	CLARK JOSEPH G	PO BOX 383	Newfields	NH	03856	291 EPPING RD
29	31	LEBOR MICHELLE	289 EPPING RD	Exeter	NH	03833	289 EPPING RD
29	32	BOUCHARD FAMILY REVOCABLE TRUST	PO BOX 219	Exeter	NH	03833	279 EPPING RD

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

August 28, 2025

Chairman
Town of Exeter Planning Board
10 Front Street
Exeter, NH 03833

RE: Letter of Explanation
4 Powder Mill Road - Proposed Building and Driveway Expansion
Tax Map 101 Lot # 2

Members of the Board:

The applicant is proposing a 230 square foot addition to the rear of an existing 4-bedroom single-family dwelling at 4 Powder Mill Road in Exeter. Additionally, a 230 square foot paved driveway expansion is proposed. All of the proposed improvements fall within the Town of Exeter's 150-foot Shoreland Protection District (SPD) buffer adjacent to the Exeter River. The parcel consists of 0.55-acres with a dwelling constructed in 2022.

Disturbance and impacts associated with the proposed development requires an application for a Conditional Use Permit for the Shoreland Protection District. Shoreland impacts are shown on the provided plan and application.

We look forward to presenting this project to you in the near future.

Thank you for your consideration.

Very truly yours,
BEALS ASSOCIATES, PLLC

Christian O Smith

Christian O. Smith P.E.
Principal

Town of Exeter



Planning Board Application for Conditional Use Permit: Shoreland Protection District

July 2023

Town of Exeter
Planning Board Application
Conditional Use Permit: Shoreland Protection District

SUBMITTAL REQUIREMENTS:

1. Refer to the Land Use Board Meeting Schedule and Deadlines for Submission Requirements.
2. Plans Must Include:

Existing Conditions

- a. Property Boundaries
- b. Exeter Shoreland Protection District (ESPD): Edge of seasonal high-water mark (HWM) including contiguous wetlands and associated buffer as described in 9.3.3 A-C.

--Exeter, Fresh, Squamscott River and Major Tributaries: 300'	--Upland Extent of Tidal Marsh adj. to Squamscott River: 150'
--Mean High Water Level of Perennial Brooks and Streams in the Exeter, Fresh and Squamscott River Watersheds: 150'	-- Building Setbacks as defined in 9.3.4.C: 300', 150', or 100'
	--Vegetative Buffer: 75'
- c. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements

Proposed Conditions

- a. Edge of Shoreland and Shoreland Buffers and distances to the following:
 - i. Edge of Disturbance
 - ii. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements
- b. Percent of impervious surface in ESPD
- c. Name and phone number of all individuals whose professional seal appears on the plan
3. If applicant and/or agent is not the owner, a letter of authorization must accompany this application
4. Supporting documents i.e. Letters from the Department of Environmental Services, Standard Dredge and Fill Application and Photos of the property
5. A Town of Exeter Assessors list of names and mailing addresses of all abutters

Required Fees:

Planning Board Fee: **\$50.00** Abutter Fee: **\$10.00** Recording Fee (if applicable): **\$25.00**

The Planning Office must receive the completed application, plans and fees NO LATER THAN 4:00 PM on the day indicated on the Planning Board Schedule of Deadlines and Public Hearings.

APPLICANT	Name:	Jacqueline A Labrecque
	Address:	4 Powder Mill Road
	Email Address:	jackie.a.labrecque@gmail.com
	Phone:	
PROPOSAL	Address:	4 Powder Mill Road
	Tax Map # <u>101</u> Lot# <u>2</u> Zoning District: <u>R1</u>	
	Owner of Record:	Jacqueline A Labrecque
Person/Business performing work outlined in proposal	Name:	Same as Above
	Address:	
	Phone:	
Professional that delineated wetlands	Name:	Joe Nichols, Nichols Environmental
	Address:	102 Chester Road, Fremont, NH 03044
	Phone:	603.244.5325

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 applicant is proposing a 230 sf (16'x14.33') addition to an existing 4-bedroom single-family dwelling along with a 230 sf driveway expansion. All of the work falls within the Town of Exeter's 150-foot Shoreland Protection District (SPD).

Shoreland Protection District Impact (in square footage):

District Impacted: Exeter River ☒ Fresh River ☐ Squamscott River ☐

Buffer Impact	Temporary:	(SQ FT.)	Permanent:	(SQ FT.)
	<input type="checkbox"/> 300' Buffer	_____	<input type="checkbox"/> 300' Buffer	_____
<input checked="" type="checkbox"/> 150 Buffer	<u>199</u>	<input checked="" type="checkbox"/> 150 Buffer	<u>460</u>	
<input type="checkbox"/> Building Setback	_____	<input type="checkbox"/> Building Setback	_____	
<input type="checkbox"/> Veg Buffer	_____	<input type="checkbox"/> Veg Buffer	_____	
		<input checked="" type="checkbox"/> % Impervious Cover PRE <u>20.9%</u> POST <u>23.5%</u>		

Project Proposal Does Not Include Any Prohibited Uses as Defined By 9.3.4.F.

☒ No Prohibited Uses Proposed

Is a State Shoreland Permit Required? ☐ Yes ☒ No [Permit by Notification](#)

If YES, include filing date or expected filing date:

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

N/A

Indicate whether your proposal meets the conditions of Article 9.3.4.G.2 of the Town of Exeter Zoning Ordinance.

Note: Written justification for each criterion must be provided to be deemed administratively complete.

- | | | |
|---|-----------------------------|---|
| <input checked="" type="checkbox"/> YES | <input type="checkbox"/> No | a. The proposed use will not detrimentally affect the surface water quality of the adjacent river or tributary, or otherwise result in unhealthful conditions. |
| <input checked="" type="checkbox"/> YES | <input type="checkbox"/> No | b. The proposed use will discharge no waste water on site other than that normally discharged by domestic waste water disposal systems and will not involve on-site storage or disposal of hazardous or toxic wastes as herein defined. |
| <input checked="" type="checkbox"/> YES | <input type="checkbox"/> No | c. The proposed use will not result in undue damage to spawning grounds and other wildlife habitat. |
| <input checked="" type="checkbox"/> YES | <input type="checkbox"/> No | d. The proposed use complies with the use regulations identified in Article 9.3.4 Exeter Shoreland Protection District Ordinance – Use Regulations and all other applicable sections of this article. |
| <input checked="" type="checkbox"/> YES | <input type="checkbox"/> No | e. The design and construction of the proposed use will be consistent with the intent of the purposes set forth in Article 9.3.1 Exeter Shoreland Protection District Ordinance – Authority and Purpose. |

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

August 28, 2025

Chairman
Town of Exeter Planning Board
10 Front Street
Exeter, NH 03833

RE: Shoreland Protection District Conditional Use Section 9.3.4.G.2
4 Powder Mill Road - Proposed Building and Driveway Expansion
Tax Map 101 Lot # 2

Members of the Board:

As part of the Application for Conditional Use Permit for disturbances within the Shoreland Protection District, the following addresses the conditions of Article 9.3.4.G.2 of the Exeter Zoning Ordinance:

9.3.4.G.2. Conditional Uses:

- a. The proposed development will not detrimentally affect surface water quality to the Exeter River, or result in unhealthful conditions due to minor residential expansion. Although the expansion is within the Town of Exeter's Shoreland Protection District (SPD), as a residential use with limited expansion, a stormwater plan is not required. An existing 2-foot wide stone drip edge around the rear of the house will extend around the proposed building addition.
- b. The project will utilize the existing on-site septic system for residential waste without the need for expansion. In addition, there will be no on-site storage or disposal of hazardous or toxic wastes at the project site.
- c. The proposed development will not result in any damage to spawning grounds or other habitat. The residential expansion is outside of all wetlands and their buffers.
- d. The layout has been designed to minimize disturbance within the SPD and complies with use regulations identified in Article 9.3.4 with the exception of the following which is part of this Conditional Use Permit request:
 - a. Maximum Lot Coverage: The maximum impervious lot coverage is limited to 10% where we are requesting an impervious lot coverage of 23.5% (up from existing 20.9%).

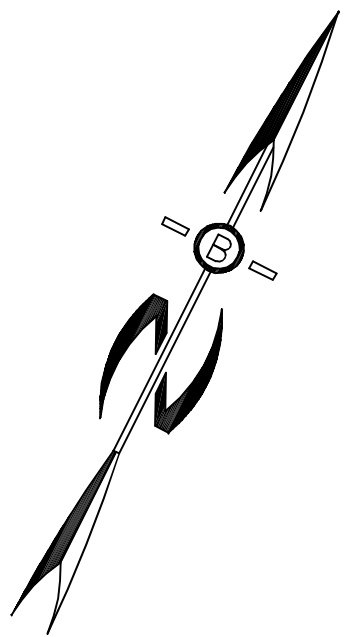
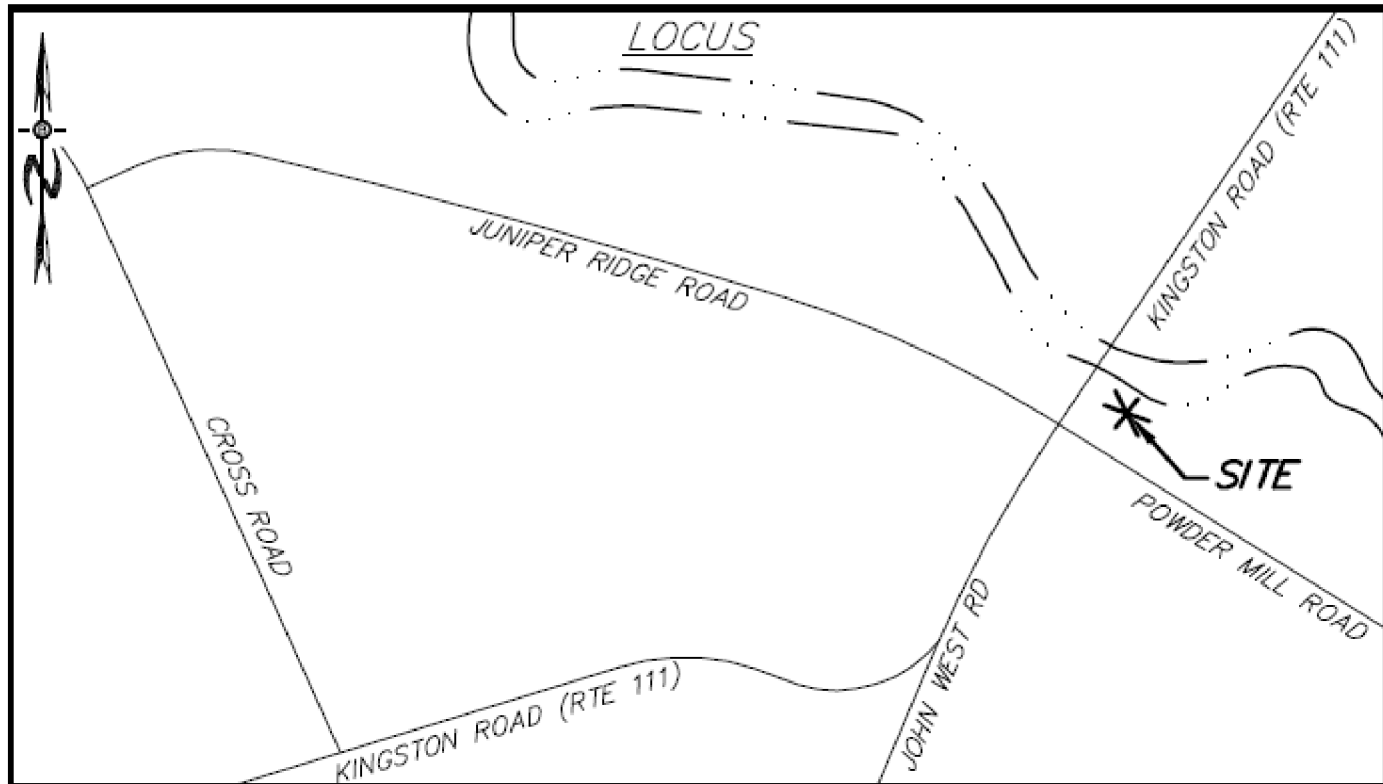
- e. Given the limited residential expansion recreational and aesthetic values associated with the shoreline and river environment will be preserved and the intent and purposes cited in Article 9.3.1 are met.

Thank you for your consideration.

Very truly yours,
BEALS ASSOCIATES, PLLC

Christian O Smith

Christian O. Smith P.E.
Principal



LEGEND

UTILITY POLE

TEST PIT W/ NO.

STONE WALL

TREE LINE

EXISTING CONTOUR - 10'

EXISTING CONTOUR - 2'

WETLAND BOUNDARY

SOILS BOUNDARY LINE

BUILDING SETBACK LINE

SEPTIC SETBACK LINE

ABUTTING PROPERTY LINE

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

5000 SF SEPTIC RESERVE AREA

PROP. WELL W/
75' PROTECTIVE RAD.

ZONING REQUIREMENTS

ZONE

LOT AREA MIN.

LOT FRONTAGE

FRONT YARD

SIDE

REAR YARD

WETLAND SETBACK

BUILDING HEIGHT

MAX BUILDING COVERAGE

R1

2 ACRE

150 FT.

25 FT.

15 FT.

25 FT.

50 FT. HYDRIC B &
75 FT. HYDRIC A

35 FT.

15%

PREPARED FOR:

JACQUELINE A LABRECQUE
4 POWDER MILL ROAD
EXETER, NH

BA

BEALS

ASSOCIATES, PLLC

70 PORTSMOUTH AVE,
THIRD FLOOR, SUITE 2
STRATHAM, N.H. 03885
PHONE: 603-583-4860,
FAX. 603-583-4863

- NOTES
1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE.

2. THIS PLAN HAS BEEN PREPARED 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. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.

3. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.

4. SUBJECT PARCEL IS NOT WITHIN A FLOOD HAZARD ZONE AS SHOWN ON FEMA PANEL 3301SC043E, DATE MAY 17, 2003.

5. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

PROPOSED BUILDING COVERAGE:

2,030 SF / 24,338 SF = 8.3 %

0'-150' SHORELAND PROTECTION IMPACT = 659 SF

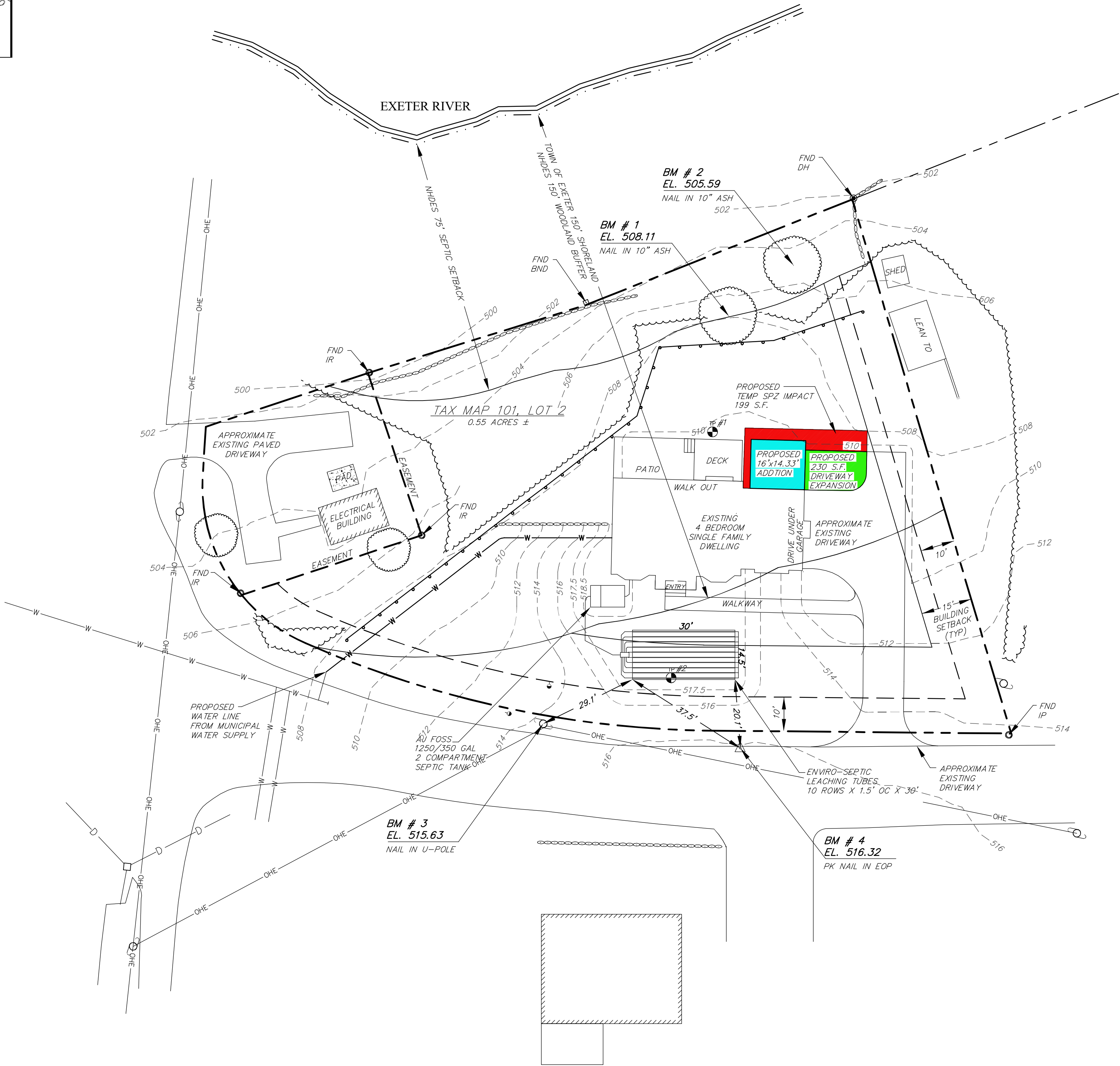
INCLUDING PROPOSED IMPERVIOUS AREA = 460 SF

& PROPOSED TEMPORARY IMPACT = 199 SF

TOTAL AREA WITHIN SPD = 18,004 SF

EXISTING IMPERVIOUS WITHIN SPD = 3,778 SF (20.9%)

PROPOSED IMPERVIOUS WITHIN SPD = 4,238 SF (23.5%)



APPROVAL BLOCK

APPROVED TOWN OF EXETER PLANNING BOARD

CHAIRPERSON

DATE

BEALS ASSOCIATES PLLC. DID NOT PERFORM A BOUNDARY SURVEY AND TAKES NO RESPONSIBILITY FOR ITS USE. BOUNDARY DATA WAS TAKEN FROM RECORD SURVEY RCRD PLAN D-25669 AND EXISTING PUBLIC RECORDS.

REVISIONS:	DATE:
SHORELAND CUP SITE PLAN	
PLAN FOR: BUILDING ADDITION 4 POWDER MILL ROAD EXETER, NH	
DATE: August 28, 2025	SCALE: 1"=20'
PROJ. NO: NH-1574	SHEET NO. 1 OF 1

Exeter Conservation Commission
August 12, 2025
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: Chair Dave Short, Vice-Chair Connor Madison, Nick Campion, Keith Whitehouse, Alternate Michele Crepeau, Alternate Kyle Welch, and Select Board Representative Dan Chartrand

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

Chair Short called the meeting to order at 7:00 PM and introduced the members.

2. Public Comment

There was no public comment outside of agenda items.

Action Items

1. Wetland Dredge and Fill application for the Bank Stabilization along the Exeter River at River Run at Exeter, Tax Map 104/79 (Tracy Degnan-RCCD, George Holt-Aries Eng.)

Chair Short read out loud the public hearing notice.

George Holt of Aries Eng. Presented the project for bank stabilization along the Exeter River. He noted it was similar to the project approved in 2023 by Jones & Beach which proposed gabion baskets to stabilize three areas where his proposal is for four areas. They proposed bedding rip rap and this proposal is for sheet piling wall in the ground flush to the bed of the river. It will allow a work area. He showed the four areas on the plan and noted erosion is threatening the mobile homes, he showed the area by activity center which had work recently and a detention pond. He noted this would add Area C adjacent to a couple of properties that are threatened. He described the pockets for soil to allow vegetation to grow and a cross section. He noted the structure would be anchored in place. He provided copies of the Geotechnical Report. He noted photos from 1962 show the river has migrated 30' toward homes in certain areas.

Mr. Madison asked about the footpath in the 2023 proposal and Mr. Holt indicated no walkways. He showed the proposed ramp coming down to the work area. He noted Area B will be stabilized where it currently is. He will send photos he took of Area C today.

Mr. Holt described Area D and noted concerns with a gully, and some discharging. Mr. Whitehouse noted three intersections discharge to the gully as well as snow plowing and described the gully expanding over the past 12 years. Mr. Holt noted there is some homework to be done there and that Tracy is working on a GIS to show infrastructure.

Mr. Holt described other permits including historic review and Army Corp. He had a site walk with Eben Lewis of DES and submitted the application at the beginning of the month.

Ms. Murphy noted due to the increase from the CUP approved in 2023 he would have to come back. The application is on the website and would be presented to Conservation for a recommendation before going to the Planning Board for approval.

Ms. Murphy asked about environmentally friendly alternatives to the plastic mesh erosion control using a more natural material. Mr. Holt noted he can look at that and explained the longevity of plastic as about 75 years versus steel which is 100.

Mr. Holt described 18,000 SF of impact. There would be no decrease to riverbank capacity.

Chair Short asked if there would be further erosion and Mr. Holt said yes, it is a natural geological purpose and there are other areas not encroaching on dwellings.

Chair Short opened public comment at 7:29 PM.

Susan Hanson of 137 Linden Street showed her home on the plan and expressed concerns with the dam, flooding and erosion.

Wendy of 135 Linden Street noted she and her husband Fred had concerns for wildlife, the dam removal, and flooding the mobile homes at Sherwood.

Mr. Holt noted they are going to be protecting four small areas and that will not influence the hydrology of the river or the storage area for flooding. The intent is to keep buildings from going into the water.

Chair Short noted the scope is slightly larger but a huge improvement over what was initially improved.

Chair Short motioned to send a letter to DES stating that the Commission has reviewed the application and has no objection as proposed. Mr. Madison seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Ms. Murphy noted the Pickpocket Dam Feasibility Study was available on the town website and has no impact to this area being discussed here.

2. Expense Approvals

Chair Short motioned to approve reimbursement to Kristen Murphy of \$190.05 for trail paint to come from the Conservation Land Administration account. Mr. Whitehouse seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

3. Budget Planning

The Board discussed the proposed 2026 budget and donations to ESERLAC and SELT. Ms. Murphy noted that typically they provide \$150 to each of those and \$850 to NHACC. The donation request from ESERLAC noted other communities contribute \$300 annually.

Chair Short motioned to approve the contribution to ESERLAC of \$300 for dues in the budget. Mr. Madison seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Ms. Murphy indicated \$50 would be remaining.

Mr. Whitehouse motioned to approve \$50 contribution to SELT. Mr. Madison seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Ms. Murphy recommended the 2026 budget be level funded but asked the Board about the \$4,500 needed for the Raynes Farm stairway, mowing around the barn, which is \$300 each and the \$175 porta potty rental. Ms. Murphy noted the interns did a great job this year but felt there could be a year off and free up \$2,500. \$1,000 could go to contract services. She noted the Ryder property is \$100,000. The budget is due on Friday.

Mr. Madison asked about pushing forward with Raynes Farm barn repairs. Mr. Whitehouse agreed that they should do what they can for Raynes, but some savings could come from volunteer work with mowing. Ms. Murphy noted they could use the barn without the interior stairway, and some trusses need work. Some weight was eliminated with the concrete removal. She noted access to the barn is critical and to not have overgrowth. Chair Short noted construction needs to be finished with the floor and exterior. There have been extensions already. Mr. Whitehouse recommended an event/fundraiser for the staircase.

Mr. Campion asked about partnering with Recreation to generate revenue, such as a barn dance. Ms. Murphy noted disc golf had been successful in the past but have to coordinate haying with use of the fields.

Mr. Campion asked if \$4,500 would be too small for a warrant article. Ms. Murphy noted any separate warrant article would be a challenge to get through this year. Select Board Representative Chartrand agreed noting the town is bracing for tax impacts for the town and school and there are so many unanswered questions on recent impacts.

Ms. Crepeau asked if some of the training line could be used toward events.

Chair Short summarized that there would be no interns next year and money would be moved to Conservation Administration.

Chair Short motioned to approve the level funded Conservation Commission budget request be submitted by Ms. Murphy on Friday with the shifting priorities. Mr. Whitehouse seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

4. Committee Reports

a. Property Management – Intern Update

Ms. Murphy reported the interns were here for five weeks, Jack who has his degree and Catherine who is a UNH senior. The monitoring was done on all but three properties, one was being hayed and another in construction. There is a whole list of action items from the monitoring. They did trail work, three bridge repairs, and provided positive feedback.

Ms. Murphy noted the green trail was refreshed but not by them and the Commission extended thanks to whoever did it.

b. Outreach Events

Mr. Whitehouse recommended having an event in September/October. Ms. Murphy noted it was the 60th year for Conservation and there would be a tree from the Tree Committee and dedicated benches. Mr. Chartrand noted Raynes is one of the few town properties that allowed dogs. Ms. Murphy recommended a Halloween parade for dogs. Chair Short requested ideas be brought to next month's meeting. Nick also has a google events page. Mr. Chartrand noted he liked the Halloween parade idea.

c. Other Committee Reports (River Study, Sustainability, Energy, Tree, Roundtable)

5. Approval of Minutes

July 8, 2025 Minutes

Chair Short motioned to approve the July 8, 2025 meeting minutes. Ms. Crepeau seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Next Meeting: 9/9/25, Submission Deadline: 8/29/25

8. Correspondence

171 9. Adjournment

172

173 ***Vice-Chair Short motioned to adjourn the meeting at 8:17 PM. Mr. Madison seconded the motion. A***
174 ***vote was taken, all were in favor, the motion passed unanimously.***

175

176 Respectfully submitted,

177 Daniel Hoijer, Recording Secretary

178 Via Exeter TV

179 Webinar ID: 882 4057 9637