



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 Exeter

PUBLIC LIBRARY at 4 CHESTNUT (UPSTAIRS MEETING ROOM), Exeter
on **Tuesday, October 14th, 2025 at 7:00 P.M.**

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items:

1. Recommendation to the Exeter Select Board in accordance to RSA 41:14a regarding an easement in support of the groundwater supply well and associated infrastructure. (Steve Cronin, DPW Director)
2. After-the-fact Conditional Use Permit for Exeter Rose Farm Lot 2, 26 Wadleigh St. for 3,676 SF impacts to the wetland buffer. The applicant has proposed restoration of 868 SF of the impacted area through the addition of plantings. (Matt Silva, Profile Homes)
3. Committee Reports
 - a. Property Management
 - b. Outreach Events
 - c. Other Committee Reports (River Study, Sustainability, Energy, Tree, CC Roundtable)
4. Approval of Minutes: 9/9/25 Meeting
5. Other Business
6. Correspondence

Other Business

7. Next Meeting: WEDNESDAY 11/12/25, Submission Deadline 10/31/25

Dave Short

Exeter Conservation Commission

Posted October 10th, 2025 Exeter Town Website and Town Office kiosk.

**TOWN OF EXETER
PLANNING DEPARTMENT MEMORANDUM**

Date: October 10th, 2025
To: Conservation Commission Board Members
From: Kristen Murphy, Conservation & Sustainability Planner
Subject: October 14th Conservation Commission Meeting

1. Easement in Support of Water Supply Well per RSA 41:14a Recommendation to Select Board

The Town intends to acquire an easement on PEA property off Drinkwater Road for a new groundwater supply well and its associated infrastructure. Per RSA41:14a, the Select Board has referred the proposed easement to the Conservation Commission for consideration and recommendation.

Suggested Motion:

We have reviewed the materials and make a recommendation to the select board in support of the easement for the new groundwater supply well and associated infrastructure located off Drinkwater Road.

2. After-the-Fact CUP

On August 22nd, I noted from the roadway that the back yard for Lot 2 was expanded beyond the approved impact area and contacted the builder, Matt Silva of Profile Homes. On September 4th, with no resolution pending, I issued a written notice of violation with 2 paths for resolution: submission of a restoration plan or apply for an after-the-fact conditional use permit from the Planning Board. In the violation notice, I indicated an after-the-fact conditional use permit was not guaranteed and should it not be approved, the applicant would be still be required to implement a restoration plan. My notice also expressed concerns that this may be an indication the protective buffer discs required to be posted on properties per the conditions of approval, may not be in place.

Though violation notices are typically issued to the property owner, Mr. Silva indicated on the phone he would take responsibility for the impact because he felt he did not clearly communicate the limits with the property owner.

The applicant has submitted an after-the-fact conditional use permit application that includes retaining permanent impact to a portion of the buffer, and supplemental planting to another portion.

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. Other Business

Exeter Public Library is looking for a conservation minded volunteer to help with their 5-year plan to help build more public outreach and education around conservation issues. They will be meeting monthly on the 3rd Thursday at 5:15 pm with a virtual attendance option. I have a standing conflict on that date. If anyone is interested, please let me know. It would be a great way to have input into the library programming.

THE SPACE ABOVE IS FOR RECORDING INFORMATION

EASEMENT DEED

BE IT KNOWN, that Phillips Exeter Academy, a New Hampshire nonprofit corporation with a mailing address of 20 Main Street, Exeter, NH 03833, for consideration paid, hereby grants and conveys to the Town of Exeter, a municipal corporation within Rockingham County with a principal place of business at 10 Front Street, Exeter, NH 03833, with WARRANTY COVENANTS, the following perpetual easement for water supply well purposes over, across, under and through land of the grantor located on the east side of the Exeter River and west side of Drinkwater Road, Exeter, Rockingham County, New Hampshire, more particularly described as:

Permanent Easements

An easement for the purpose of constructing of a water supply well and control building, pipelines, appurtenances, monitoring wells, parking areas and other site improvements, and to maintain, operate, repair and/or replace the well, building, pipelines, appurtenances, monitoring wells, parking areas and other site improvements approximately 800 feet west of Drinkwater Road, as shown on a plan entitled "Overall Site Plan, Exeter Groundwater Improvements, Town of Exeter, Exeter, New Hampshire," prepared by Underwood Engineers, dated January, 2025, on file with the Town of Exeter Department of Public Works ("Preliminary Plan"). Upon completion of construction of the well and transmission lines, an easement plan showing the final location of the easement area and improvements will be recorded.

A 400-foot well radius easement surrounding the water supply well, also as shown on the Preliminary Plan. For so long as the wells are used for a source of public water supply, the area of the easement shall be subject to such land use restrictions as are necessary, in accordance with NHDES guidelines and regulations, to prevent contamination of the wells. No use of the area shall be permitted which could directly or indirectly degrade the quality of the underlying groundwater withdrawn from the onsite Production Well.

An approximately 615-foot long, 30-foot wide easement from Drinkwater Road to the well radius easement for the purpose of constructing a driveway and installing electrical

service and other utilities to the water supply well and control building, together with the right to maintain, operate, repair, and/or replace such driveway and utilities. The location of this access easement is shown on the Preliminary Plan and will also be shown on the final plan.

A 20-foot wide, approximately 2,320-foot long easement for a directionally drilled raw water transmission pipeline, witness posts, appurtenances, and other site improvements running in a generally westerly direction from the well radius easement to the Exeter River. The approximate location of this transmission pipeline easement is shown on the Preliminary Plan; however, given that it is to be directionally drilled, and the location may therefore be altered due to soil conditions or obstructions, the final location of this easement shall be memorialized on the final easement plan, to be prepared and recorded after construction.

The Easements shall remain in effect unless and until the Town elects to cease use of the Easement, upon which time the Easement rights shall terminate. In the event of abandonment of the Easement, the Town will remove the water infrastructure and return the Easement Area as closely as reasonably possible to its original condition at the Town's sole cost and expense. Abandonment shall be defined as either the Town affirmatively renouncing its rights under the Easement, or the failure to use or materially rely on the Easement to supply municipal water for a period of three (3) consecutive years.

Temporary Easements

Temporary easements as necessary for construction and staging. Temporary access shall be provided to the directional drill transition pit area shown on the Preliminary Plan via existing trails and logging roads. Temporary use as a staging area shall be provided at the existing clearing/laydown area northeast of the proposed well. The temporary easements will last for the duration of the construction contract from the Notice to Proceed to Final Completion, or for 2 years from the date of the execution of this agreement, with extensions as mutually agreed to if needed.

At all times when the Easement is in effect, the Town shall repair any damage or disturbance resulting from its exercise of the easements on the Easement Area at its sole cost and expense and shall indemnify and hold the grantor and its successors and assigns harmless therefor. The Town shall be responsible at its sole cost and expense for any utilities serving its facilities located in the easement area.

The Town shall also maintain, and cause any of its contractors or subcontractors that will enter the property, to maintain public entity general liability insurance under RSA 5-B or commercial general liability insurance in an amount of at least \$2,000,000 per occurrence, workers' compensation insurance, and automobile liability insurance. The minimum insurance requirements as to type and amounts shall be subject to reasonable increases at ten (10) year intervals in the reasonable discretion of the grantor.

The burden of this easement shall run with the land of the grantors and shall be binding on the grantors' heirs, successors and assigns until the Town elects to cease use of or abandons the Easement, as defined above. The benefits of this easement shall not be appurtenant to any particular parcel of land but shall be in gross.

Meaning and intending to describe and convey an easement which burdens a portion of the property conveyed to the grantors by deed of Gardiner Gilman dated February 20, 1911 and recorded in the Rockingham County Registry of Deeds at Book 0659, Page 0123.

This conveyance is exempt from transfer taxes pursuant to RSA 78-B:2, I.

EXECUTED this _____ day of _____, 2025.

PHILLIPS EXETER ACADEMY

Marijka Beauchesne, Chief Financial Officer
Duly Authorized

**STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM**

The foregoing instrument was acknowledged before me this _____ day of _____, 2025 by Marijka Beauchesne, Chief Financial Officer, Phillips Exeter Academy.

Notary Public/Justice of the Peace
My Commission expires: _____



10/7/25

To:
Town of Exeter
Conservation Commission
10 Front St, Exeter, NH 03833

From:
Matt Silva
Profile Homes
953 Islington St, Portsmouth, NH 03801

INTRODUCTION:

This application is for a wetland buffer restoration plan and conditional use permit and is being prepared for an impacted wetland buffer located on the property of Lot 2, 26 Wadleigh St.

The wetland buffer impact is located along the Northeast corner of the upper elevation of the property and is being submitted for approximately 3676 square feet of impacted buffer area, of which we have a plan to restore approximately 868sqft, bringing the net disturbance to 2808sqft.

The area was loamed and seeded due to lack of clarity in site plans during previous wetland buffer delineation work completed on site when the owners purchased. Profile Homes staff had been aware of this buffer area and did not make this clear to the owner and therefore is at fault for the issue, however potential conditions remain that we are requesting to allow this work to remain.

A detailed description of the conditions of the impacted buffer and the wetlands drainage, as well as proposed wetland restoration activities follows.

Images:



Image1: Showing home site looking towards the impact area. Photo shows new grass growing. Red line indicated approximate line for the location where buffer impact begins.

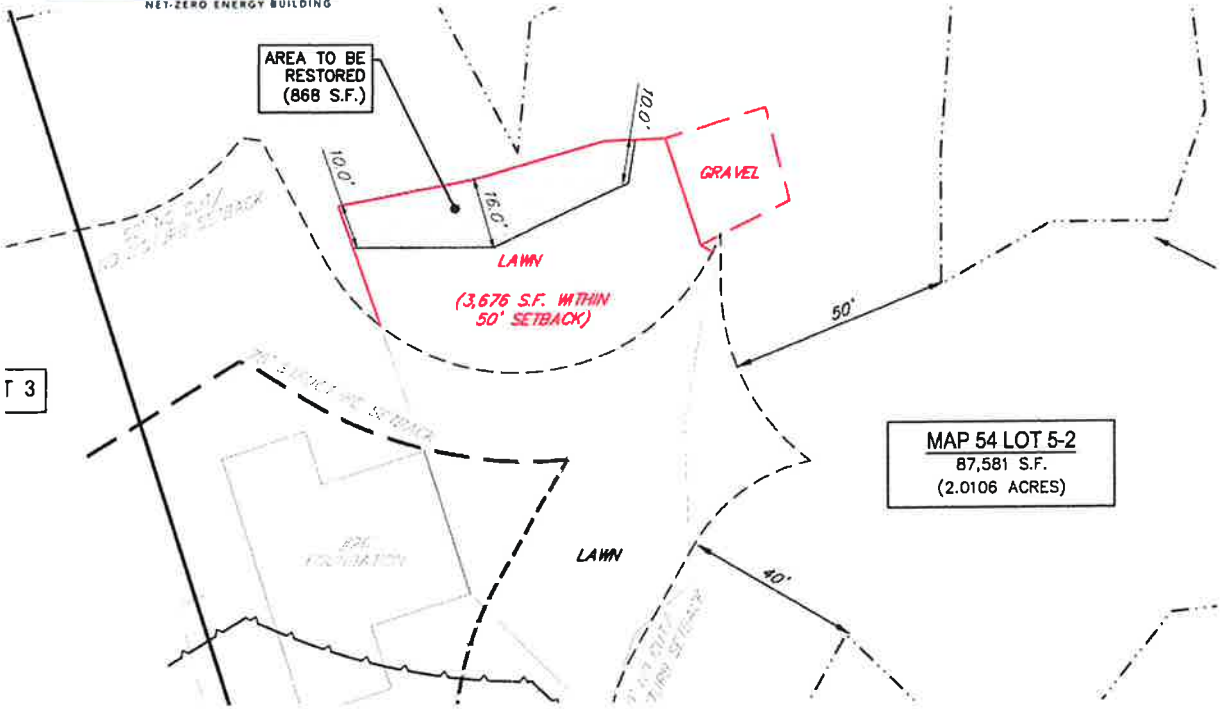


Image 2: Showing home site looking towards the home and over the impact area. Photo shows new grass growing. Red line indicated approximate line for the location where buffer impact begins.

Description of Conditional Use

The area is within the wetland buffer but is approximately 30-40' in elevation from the wetland itself and ample sturdy forest vegetation in place that has been left untouched for both habitat and erosion control. The area had been infested with Pokeberry, Poison Ivy and Russian Olive. Additionally, excavation of the home produced only complete sandy results in the area, and no standing water was ever observed in the area of impact for drainage issues.

Based on initial onsite staking from TF Moran, the owners and Profile Homes were of the impression prior to construction that the buffer was on the edge of where the erosion control is placed in the photos. As noted on the attached site plan image, the original stake out area was not reflective of the buffer zone and was incomplete when it was originally marked back in 2023. New markers were not in place by the survey team at that time to alert anyone of the impact. They are being installed throughout the development since this.



However, to provide additional habitat to the edge of the buffer we are proposing the following plantings to be added into the area to assist in remedying the buffer zone shown in the outlined zone of the site plan.

A combination of native shrubs will be planted within the closest edge to the buffer inside and at the edge of the green indication line to include the following species: 4 High bush blueberry, 4 Northern arrowwood, 4 Sweet pepperbush; Or substitutions as approved by monitoring wetland scientist, Marc Jacobs.

Owner will be advised to maintain the species and replace them should any die off. Profile Homes plans to install these as soon as possible or when advised.

**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:	MATT SILVIA		
	Address:	953 ISLINGTON ST, PORTSMOUTH, NH 03861		
	Email Address:	MATT@PROFILETHOMES.NH.COM		
	Phone:	603-765-6648		
PROPOSAL	Address:	26 WADSWORTH ST		
	Tax Map #	Lot#	Zoning District:	
	Owner of Record: SETH + DIERDRE ROBERTS			
Person/Business performing work outlined in proposal	Name:	PROFILE THOMES		
	Address:	953 ISLINGTON ST, PORTSMOUTH, NH 03861		
	Phone:	603-765-6648		
Professional that delineated wetlands	Name:	MARC JACOBS		
	Address:			
	Phone:			

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)

SEE ATTACHED

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 type="checkbox"/> 150 Buffer	_____	<input type="checkbox"/> 150 Buffer	_____	
<input type="checkbox"/> Building Setback	_____	<input type="checkbox"/> Building Setback	_____	
<input type="checkbox"/> Veg Buffer	_____	<input checked="" type="checkbox"/> Veg Buffer 75'	_____	
		<input type="checkbox"/> % Impervious Cover PRE _____ POST _____		

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

If YES, include filing date or expected filing date:

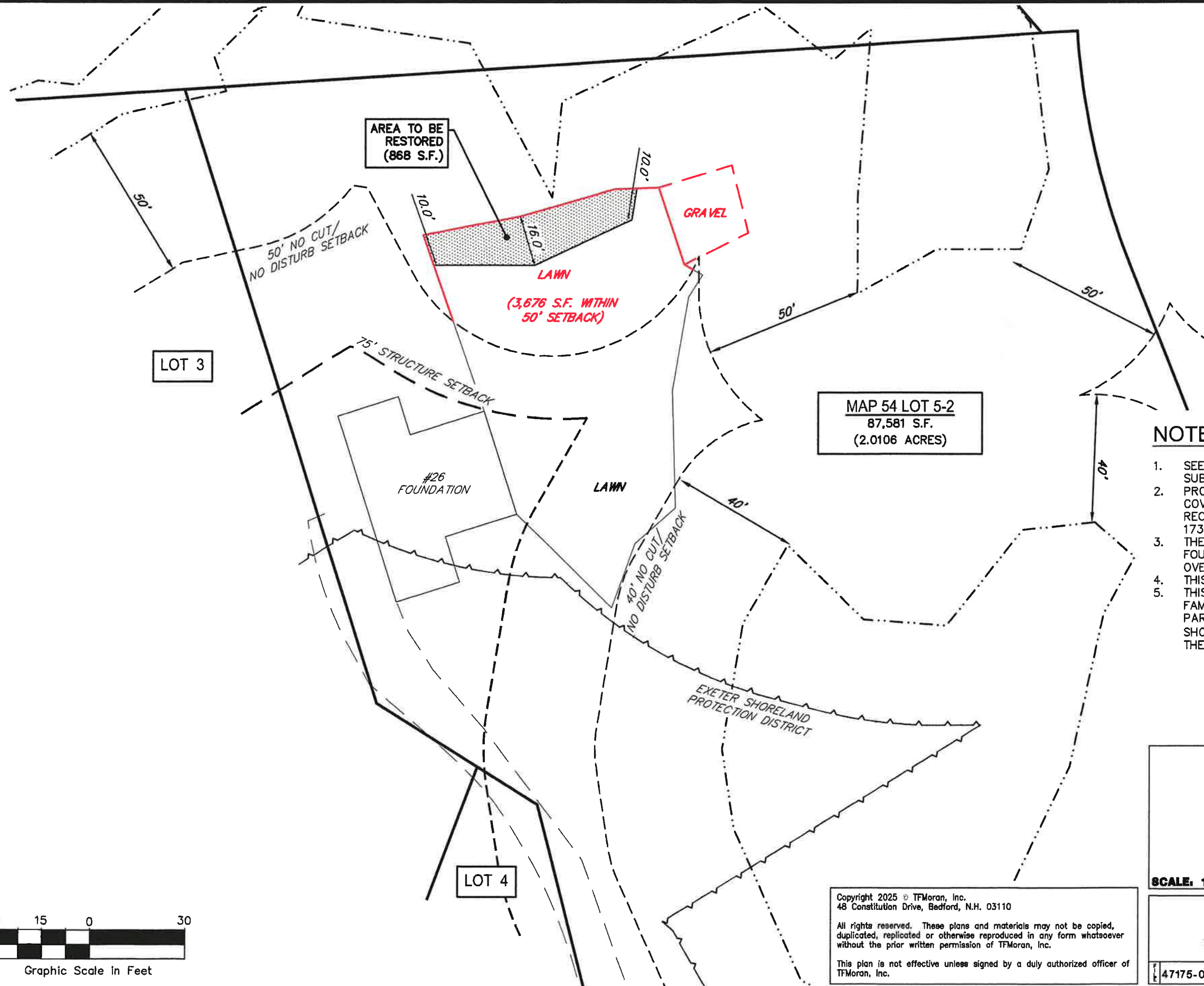
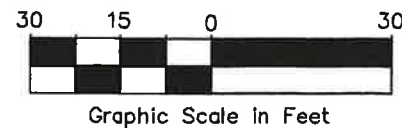
List any variances/special exceptions granted by Zoning Board of Adjustment including dates:

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 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 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 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 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 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. |

Oct 08, 2025 - 2:55pm
F:\MSC Projects\47175 - Oak Street Extension - Exeter\47175-01 Baker Prop - Site Plan\Carlson Survey\Drawings\47175-01 Survey.dwg



NOTES:

1. SEE RCRD PLAN #D-44110 FOR ENTIRE SUBDIVISION & NOTES.
2. PROPERTY SUBJECT TO DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS RECORDED IN RCRD DEED BOOK 6533 PAGE 1730.
3. THE BUILDINGS SHOWN HEREON ARE FOUNDATIONS ONLY. EXTERIOR WALLS AND OVERHANGS ARE NOT SHOWN.
4. THIS PLAN IS NOT FOR CONSTRUCTION.
5. THIS PARCEL IS LOCATED IN THE R-2 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT, AND PARTIALLY IN THE TOWN OF EXETER SHORELAND PROTECTION DISTRICT (SPD) AND THE WETLANDS CONSERVATION DISTRICT

REV	DATE	DESCRIPTION	DR	CK

TAX MAP 54 LOT 5-2
SKETCH
LOT 2
26 WADLEIGH STREET
EXETER, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
SETH J. & DEIRDRE L. ROBERT

SCALE: 1" = 30' (11x17)

OCTOBER 8, 2025

Copyright 2025 © TFMoran, Inc.
48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.

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

Seacoast Division

TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

47175-01	DR	BAK	FB	—	SEE MARGIN	SITE-2
	CK	—	GADFILE	—		

Exeter Conservation Commission
September 9, 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, Andrew Koff, Keith Whitehouse, Alternate Michele Crepeau, Alternate Bill Campbell, and Alternate Don Clement (remotely)

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

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

2. Public Comment

There was no public comment outside of agenda items.

Action Items

1. Minimum Impact Expedite 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)

Chair Short read the Public Hearing Notice out loud.

Brendan Quigley of Gove Environmental Services presented the application on behalf of the Town of Exeter and noted Scott Bourcier from Gale Associates, the Civil Engineer, was also present. Mr. Quigley noted the site was a long-studied alternative for the police and fire substation at 6 Continental Drive shown on the plan in the red box. Mr. Quigley delineated the wetlands last spring. There will be fill required with an expedited application which is now in draft form. Mr. Quigley showed two small wetlands on the parcel, on the plan, shown in green. He noted one flows through the culvert under Continental Drive and right now it is bone dry but has hydric soil. The other, to the left, on the left boundary shown on the plan is more wet.

Mr. Koff asked if there was just the state dredge and fill, no conditional use permit and Mr. Quigley responded yes, with the western wetland avoided, the impact will be 1,900 square feet for the parking and vehicle movement shown on the plan to be constructed with porous concrete. The proposed building will be 75,000 square feet with stormwater management proposed to be subsurface. He

reviewed the Natural Heritage data check which yielded black racer and turtle species and consulted with Fish & Game on those. He showed pictures of the existing culvert.

Mr. Campbell asked if they would still require a culvert with it being filled in and Mr. Quigley indicated yes and pointed out the culvert on Jilian Lane and noted there will be grading necessary and pipes and a manhole structure.

Mr. Koff asked why porous concrete and Mr. Quigley noted they would not be adding additional runoff to the drainage system, which is constrained as it is.

Scott Bourcier of Gale Associates explained the replacement of the headwall, drainage and structure with grate, extended culvert pipe and catch basin at the intersection. He noted the subsurface stormwater would connect to that structure. He noted high ledge area and pre and post stormwater runoff remaining the same. Mr. Quigley noted 8' of fill and that blasting is common in the area.

Mr. Clement encouraged the Commission to treat the application as it would a private application.

Chair Short noted the final plans are pending and that the applicant seeks to have the application signed with the details presented tonight.

MOTION: Chair Short motioned to support the application as presented and authorize the Chair to sign the expedited permit application. Mr. Campbell seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

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/Lots

Jacob Kwapiszeski, of Eversource presented the application on behalf of Eversource with Jeremy Foote. He noted the project was similar to those presented in the past, to remove the two deteriorating wood structures and replace with steel poles using the existing gravel access road to access the upland disturbance area and use timber matting. He noted 1,300 SF of temporary disturbance. He showed the existing and to be replaced structures on the plan and noted it was part of a larger project in Sandown and Fremont. He noted NH Fish & Game has time of year restrictions for the snakes and turtles so work will be between October 15th and April 1st in the inactive season. He discussed other permits being applied for, State permit by notification, AoT with NH DES, Army Corp. general permit, EPA construction general permit and required weekly construction inspections during the project and stabilization. He noted the work pad will be reduced from 100x100 to 30x60.

Mr. Koff noted no pedestrian impact.

Chair Short read the criteria out loud.

1. Zone – yes.

88 2. No alternate design – yes.
89
90 3. Wetland scientist function and values assessment, not detrimental. He noted TRC had NH certified
91 wetland scientist go out and conduct a function and values study.
92
93 4. Minimum detrimental impact to wetlands and buffers. He noted existing gravel access, temporary
94 impact and timber matting.
95
96 5. Use not detrimental to health, safety & welfare or loss of wetland. He noted the use is parallel.
97
98 6. Increasing buffers elsewhere – not applicable, temporary impact.
99
100 7. Restoration – has been outlined, looks fine.
101
102 8. All required permits – is their intent, yes.
103
104 MOTION: Mr. Koff motioned after reviewing the criteria for the application that the Commission has no
105 objection to the issuance of the permit. Mr. Whitehouse seconded the motion. A vote was taken, all
106 were in favor, the motion passed unanimously.
107
108 3. Shoreland Conditional Use Permit application for a 230-SF addition and 230 SF Parking Expansion at 4
109 Powdermill Road, Tax Map/Lot 101-02
110
111 Chair Short read out loud the Public Hearing Notice.
112
113 John Lord appeared on behalf of Christian Smith of Beals Associates. He showed the existing four-
114 bedroom home on the plan with an existing easement and noted the site is within 150' of the Exeter
115 River. He noted 230 SF for the addition, 230 SF for driveway expansion, and 199 SF of temporary
116 disturbance. He noted there will be a stone drip edge extended along the addition.
117
118 Mr. Koff asked if the proposed area was where the lawn is now and he indicated yes.
119
120 Mr. Whitehouse asked if the slope was flat and Mr. Lord indicated yes and noted that beyond the woods
121 it slopes to the river. He asked about the foundation and Mr. Lord indicated a slab.
122
123 Chair Short asked about imperious surface increases and Mr. Lord indicated 20.9% increasing to 23.5%
124 including the utility building. Mr. Lord noted the proposed sunroom and additional garage bay
125 underneath .
126
127 Mr. Campbell asked where the driveway would go and Mr. Lord showed on the plan.
128
129 Mr. Clement commented that he is sensitive to the homeowner as well as the Shoreland Protection Act
130 and noted small incremental changes add up and the shoreland buffer is valuable.
131

Mr. Koff questioned if the application came before Conservation before and Ms. Murphy indicated no, the house was built in 2022 in the footprint of the existing structure which was a barn so they only needed a building permit.

Ms. Murphy asked the condition of the wooded buffer and Mr. Lord noted it looked untouched.

Mr. Koff recommended maintenance in the buffer, and fertilizer restrictions on the lawn, and use of best management practices.

Chair Short reviewed the criteria:

- No detrimental effect on surface water – 2' wide stone drip edge extending.
- Utility – existing septic.
- No on-site storage of hazardous or toxic waste.
- No damage to spawning or other habitat outside wetland and buffers.
- Minimal disturbance, presently exceeding impervious coverage 10% with 23.55 up from 20.9%. Ms. Crepeau asked without the utility, and he noted 14.9% increased to 17.5%.
- Limited residential expansion, shoreland preserved.

MOTION: Chair Short motioned after reviewing the Shoreland Conditional Use Permit application the Commission is in support of the application as proposed with recommended best practices in buffer zone, to maintain the forested buffer, not contribute nitrogen or other such fertilizer to site. Ms. Crepeau seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

4. Committee Reports

a. Property Management – Raynes Farm

Mr. Whitehouse noted that he talked with Steven, and he will hopefully be done by the end of the year. The fire suppression system has come a long way.

b. Outreach Events – Halloween Pup Parade Planning Team ID

The Commission discussed the proposed Pup Parade and Ms. Murphy noted that Parks & Recreation are doing a kid's costume parade at Swasey on October 25th.

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

Ms. Murphy noted the Sustainability Advisory Committee will be hosting a Styrofoam event at public works October 25th and have donation of a box truck lined up.

Ms. Murphy noted the Energy Committee meets on September 9th and will be having a table on September 20 at the Equinox Event. The Styrofoam unit should be ready late November/December.

Ms. Murphy noted the Window Dressers program is taking orders until November 30th and volunteers can sign up for the assembly work that will take place at Town Hall 1/15 to 1/22.

Ms. Murphy reported that the Tree Committee dashboard has collected data and appears on the Committee page. She is applying for a \$25,000 PREP grant to mitigate urban heat, targeting Front Street and it has an educational component.

Ms. Murphy noted the River Study options video is online.

5. Approval of Minutes

August 12, 2025 Minutes

Chair Short motioned to approve the August 12, 2025 meeting minutes. Ms. Crepeau seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

6. Correspondence

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

8. Adjournment

Chair Short motioned to adjourn the meeting at 8:08 PM. Mr. Whitehouse seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Respectfully submitted,

Daniel Hoijer, Recording Secretary

Via Exeter TV

Webinar ID: 839 9082 7078