



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 [Riverwoods Conference Room \(upstairs\)](#),
[Exeter Public Library at 4 Chestnut Street](#), Exeter on **Wednesday, November 12th, 2025 at 7:00 P.M.**

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items:

1. Major Impact Standard Dredge and Fill Wetland Permit Application for 28,418 sq. ft. of permanent wetland impact and 875 sq. ft. of temporary wetland impact for Dade Auto Holdings at 146 Portsmouth Ave. for a commercial auto dealership located at Tax Map 51-1.3-3, 3-4 (Cindy Balcius, SRE Inc.)
2. Committee Reports
 - a. Property Management
 - b. Outreach Events
 - c. Other Committee Reports (River Study, Sustainability, Energy, Tree, CC Roundtable)
3. Approval of Minutes: 10/14/25 Meeting
4. Correspondence

Other Business

5. Next Meeting: 12/9/25, Submission Deadline 12/1/25

Dave Short

Exeter Conservation Commission

Posted November 7th, 2025 Exeter Town Website and Town Office kiosk.

**TOWN OF EXETER
PLANNING DEPARTMENT MEMORANDUM**

Date: November 6th 2025
To: Conservation Commission Board Members
From: Kristen Murphy, Conservation & Sustainability Planner
Subject: November 12th Meeting

1. Dade Auto Holdings

The applicant was before the board on [December 13, 2022](#) for conceptual review. A wetland application was submitted and the applicant was scheduled to attend the [Aug 13, 2024 meeting](#) but requested postponement. Given the response window, the Commission discussed the application and sent a letter to NHDES (see 8-15-24 letter) with their concerns. On [October 8th, 2024](#) the commission conducted a site walk and discussed the project. Ms. Balcius indicated she would ask for a 2-day extension to accommodate the November meeting, and would return with answers from the project engineer and property owner. The Commission sent a letter to NHDES supporting that 2-day extension (see 10-15-24 letter). On November 1st, Ms. Balcius indicated by email they would not return until December or January. In August 2025, NHDES indicated the applicant has requested an extension and inquired if the Commission discussed the project. Surprised by this, I spoke with the Chair and we provided a letter detailing the concerns the Commission expressed during the October 2024 meeting (see 8-29-25 letter). Ms. Balcius indicated they would provide their response to the request for more information (RFMI), so I tentatively scheduled the project for the October 14th, 2025 meeting. I did not receive info from Ms. Balcius until after the agenda was set and meeting packets provided to the Commission. I called Ms. Balcius and she agreed to attend the November 12th, 2025 meeting. The Chair sent a letter to the state informing them of this (see 10-17-25 letter).

The original wetland application is available at the October 8th, 2024 meeting link above. This current meeting packet includes the materials and revisions provided in the response to the RFMI as well as the above-referenced correspondence. I was also able to obtain a copy of the State RFMI from the permit query site and have included it in your packet as well. Based on the redesign, the applicant has reduced the amount of temporary wetland impacts to 875 SF.

Suggested Motion:

Move to send a memo to the State indicating:

_____ *We have reviewed this application and have no objection to the application as proposed.*

_____ *We have reviewed this application and recommend that the application be (approved)(denied) as noted below:*

2. Committee Reports

Suggested Motion:

_____ *To authorize the expenditure of up to \$XXX from the Conservation Land Administration budget line item for the _____.*



The State of New Hampshire
Department of Environmental Services

Robert R. Scott, Commissioner



September 12, 2024

DADE AUTO HOLDINGS REALTY TRUST
DANIEL ENXING
140 PORTSMOUTH AVENUE
EXETER NH 03833

Re: Request for More Information – Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)
NHDES File Number: 2024-02144
Subject Property: 146 Portsmouth Avenue, Exeter, Tax Map #51, Lot #1,3-4,3-3

Dear Applicant:

On September 12, 2024, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau reviewed the above-referenced Standard Dredge and Fill Wetlands Permit Application (Application). Pursuant to RSA 482-A:3, XIV(a)(2) and Rules Env-Wt 100 through 900, NHDES Wetlands Bureau determined the following additional information is required to complete its evaluation of the Application:

1. NHDES has received correspondence from the Exeter Conservation Commission indicating that they intend to submit comments of concern on the application. In accordance with Env-Wt 311.06(h), please address all comments of concern received from the Exeter Conservation Commission and include a copy of this correspondence as a part of the response to this letter.
2. The application and screening layers indicate that a portion of this property is located within the limits of Exeter Prime Wetland #64. Please revise all plan sheets to clearly show the limits of the prime wetland in accordance with Env-Wt 311.05(a)(13).

Please note that in accordance with RSA 482-A:15, I-a, "The boundary of a prime wetland shall coincide, where present, with the upland edge of any wetland, as defined in RSA 482-A:2, X, that is part of the prime wetland." Please ensure that the revised the plans clearly show the limits of the prime wetlands to the upland edge of the wetland to be consistent with RSA 482-A:15, I-a.

3. Please revise all plan sheets to show the locations of the reference line/highest observable tide line, the landward limit of the 100-foot tidal buffer zone, and the landward limit of the 250-foot protected shoreland in accordance with Env-Wt 311.05(a)(15), Env-Wt 311.05(a)(22), and Env-Wt 311.09(d).
4. Please revise the "Temporary Impact Notes" on plan sheet W-2, titled "Temporary Wetland Impact Plan," to confirm that the temporary fill associated with the installation of the steel sheet pile retaining wall will be in place no longer than one growing season in accordance with Env-Wt 307.11(h).
5. In accordance with Env-Wt 311.03(b)(10) and Env-Wt 311.10(a), please provide a complete functional assessment for the resource identified as wetland 1A, as the principal functions were not identified on the Wetland Function-Value evaluation form received by NHDES on July 24, 2024.
6. The plan drawings on plan sheet W-1, titled "Proposed Wetland Impact Plan," and plan sheet W-3, titled "Existing Conditions Plan," appear to be drawn at the same scale but the graphical scales provided on each of these plan sheets do not match. Please address this discrepancy and make any necessary corrections to the plans in accordance with Env-Wt 311.05(c)(1)b.

www.des.nh.gov

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095

NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588

TDD Access: Relay NH 1 (800) 735-2964

Please submit the required information as soon as practicable. Pursuant to RSA 482-A:3, XIV(a)(2), **the required information must be received by NHDES Wetlands Bureau within 60 days of the date of this request (no later than November 11, 2024), or the Application will be denied.** Should additional time be necessary to submit the required information, an extension of the 60-day time period may be requested. Requests for additional time must be received prior to the deadline in order to be approved. In accordance with applicable statutes and regulations, the applicant is also expected to provide copies of the required information to the municipal clerk and all other interested parties.

Based on NHDES review your project has 5,000 square feet or greater of non-tidal wetlands impacts. To ensure that you obtain permitting under the Clean Water Act, please contact the U.S. Army Corps of Engineers (USACE) at 1-978-318-8832, 1-978-318-8295, or by email at cenae-r-nh@usace.army.mil to see if additional mitigation may be required from the USACE.

Pursuant to RSA 482-A:3, XIV(a)(3), NHDES Wetlands Bureau will approve or deny the Application within 30 days of receipt of all required information, or schedule a public hearing, if required by RSA 482-A or associated rules.

If you have any questions, please contact me at Kristin.Duclos@des.nh.gov or (603) 559-1516.

Sincerely,



Kristin L. Duclos
Wetlands Specialist, Wetlands Bureau
Land Resources Management, Water Division

Copied: Exeter Municipal Clerk/Conservation Commission
Stoney Ridge Environmental, LLC, c/o Cynthia M Balcius

October 6, 2025



NHDES Wetlands Bureau
Attn: Kristin Duclos
PO Box 95, 29 Hazen Drive
Concord, NH 03302-0095

**Re: NHDES File #2024-02144
Request For More Information
Dade Auto Holdings Realty Trust
146 Portsmouth Avenue, Exeter
Tax Map #51, Lot #1, 3-4, 3-3**

Dear Ms. Duclos,

Stoney Ridge Environmental, LLC (SRE) is submitting this information in response to your request for more information originally dated September 12th, 2024. The applicant, Daniel Enxing of Dade Auto Holdings Realty Trust, is proposing to construct a commercial auto dealership and associated infrastructure on the subject property. During the past year several changes have occurred since the issuance of the RFMI. The project team has a new engineering firm, Altus Engineering. The project team has developed a different surcharging method that substantially reduces the proposed temporary impacts to 875 sq ft. The final proposed project will result in 28,418 sq ft of permanent impacts and 875 sq ft of temporary impacts to the on-site wetlands. As requested, this letter will provide the additional information required to complete your review of the project.

1. The project team has met with the Exeter Conservation Commission two times, December 13, 2022 and again after the application was filed on October 8, 2024. The October meeting also included a site walk on the proposed impact site. The project team also met with Kristen Murphy of the Town of Exeter several times through this time period as well. Stoney Ridge Environmental LLC has responded to the letter dated August 15, 2024 and the most recent letter received August 29, 2025 from the Conservation Commission. A copy of this response is attached. SRE also responded to many of these questions during the Conservation Commission meeting of October 8, 2025.
2. The Prime Wetland was delineated in the field in September 2024, by SRE. Except for a small area, 99 percent of the mapped Prime Wetland is located off property. The Project plans have been updated to clearly show the limits of the prime wetland in accordance with Env-Wt 311.05 (a)(13) and Env-Wt 800.
3. The limits of the highest observable tide line (HOTL) is the line from which the protected shoreland and tidal buffer zone are delineated. The HOTL of Parkman Brook exists on the abutting property. The HOTL line was flagged in the field by SRE

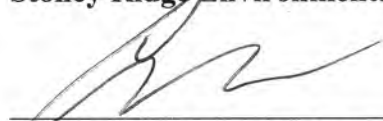
in September 2024 and survey located to the plan. The 100' Tidal Buffer line, and the NHDES Shoreland lines of 50', 150' and 250' are all rendered onto the plan. There are no proposed impacts to the NHDES Shoreland Zone nor to the NHDES Tidal Buffer Zone.

4. The proposed impact plan and site plan reflect changes made to the surcharging plan. There is no longer a need for the large temporary fill pile outside of the permanent steel sheet piling wall. The temporary fill associated with the installation of the steel sheet pile retaining wall has been reduced to 875 sq.ft. for temporary access for construction and sediment and erosion control installation. The fill required for the surcharging will be placed on the inside of the wall in the permanent impact area eliminating the need for additional impacts. (See Surcharge Plan) Further, a Temporary Sediment & Erosion Control Plan for the Surcharging Phase has been developed and attached as requested by the Exeter Conservation Commission.
5. In September and October of 2022, SRE completed the function and value assessments of each of the wetlands on site using the Army Corps of Engineers' Highway Methodology Workbook Supplement (Appendix A, USACE, September 1999). Due to the size, location and condition of Wetland 1A it was found to have limited functions and values with minor function for Floodflow Alteration and more elevated function as Wildlife Habitat. SRE has revised the FV&A and report to reflect the Wildlife Habitat Principal Function.
6. The projects plans have been revised to have the appropriate graphical scales. The scale on sheet W-3 has been revised to reflect the appropriate drawing scale which is 1" = 40'. The remainder of the sheets are drawn at a scale of 1" = 40'.

Please let us know if there is anything else you need or if you have any additional questions regarding this application.

Sincerely,

Stoney Ridge Environmental, LLC



Cynthia M Balcius CWS, CSS, CPESC
Senior Wetland & Soil Scientist



October 6, 2025

ENVIRONMENTAL LLC

Town of Exeter Conservation Commission.
Attn: David Short, Chair ECC
10 Front Street
Exeter, NH 03833

**Re: NHDES File #2024-02144
August 15, 2024 & August 29, 2025
Dade Auto Holdings Realty Trust
146 Portsmouth Avenue, Exeter
Tax Map #51, Lot #1, 3-4, 3-3**

Dear Mr. Short,

Stoney Ridge Environmental, LLC (SRE) is submitting this information and written response to the questions from the August 15, 2024 letter and the August 29, 2025 letter.

1 *Presence of a Priority Resource Area.*

Parkman Brook is located off property and is adjacent to a tidal emergent wetland, also off property and labeled a prime wetland in the Town's Prime Wetland Study. These are considered Priority Resource Areas and tidal in nature. These areas are located over 300 feet from the proposed construction and no impacts are proposed to these off-site wetlands.

2 *Marsh Migration with a 1% surge*

The project team showed the location of the highest extent of marsh migration during the December 2022 meeting and again during the October 2024 meeting. The final submitted plans moved the proposed construction a bit more towards Portsmouth Ave and eliminated the potential to impacts in this area. This project does not impact future marsh migration.

3 *Surcharging Stormwater*

The project engineers have worked with Miller Engineering and have developed a Surcharging plan that eliminates the need for long-term temporary fill for the surcharging on the outside of the retaining wall. The temporary impact has been substantially reduced to 875 sq ft for temporary access for construction and installation of sediment and erosion control BMP's. The building footprint surcharging will take place within the building footprint and proposed permanent impacts. Also included in the revised plan set is a temporary sediment and erosion control plan for the surcharging phase of this project.

4 *Significant amount of fill*

As noted in the application the applicant met with the NHDES, the Army Corps of Engineers and the USAEPA to discuss the project and impact locations and amount. If the project is

pushed back towards the high quality and high functioning natural resources the physical sq ft impacts is reduced. However, if the project is moved up towards the road impacting the lower quality, degraded wetlands the impact number is increased but the project is located 300 feet from the higher functioning and higher value systems. In addition the project initially presented over 30,000 sq ft of permanent impacts, with the final submittal significantly reducing the permanent impacts. The NHDES Wetlands Bureau, USEPA and the Army Corps of Engineers supported pushing the project closer to the road and further away from the more valuable resources. This pathway was discussed with the conservation commission in 2022 and in 2024.

5 Surcharging Time Frame

The surcharging will take place within the footprint of the proposed permanent wetland impact, therefore the applicant has the life of the permit to complete.

6&7 Stormwater during the surcharging

As noted above, a temporary sediment and erosion control plan has been added for the surcharging period. This process will be managed by standard Stormwater BMP's as shown on the plans developed by Altus Engineering..

8 Tidal Component

The proposed project has no tidal component. There are no proposed impacts to any tidal wetlands or tidal buffers. Impacts are only proposed to the disturbed wetlands located adjacent to Portsmouth Avenue and classified as freshwater palustrine scrub/shrub/forested wetlands.

9 Sea level rise

The proposed project lies outside of the future sea rise level predicted for the area.

10 2 Story Building Feasibility

The project has explored a 2 story facility. Due to the silt and clays and the area needed to develop this model there would be an increase in wetland impacts to make this type of project happen. This then increases construction costs to a point of impracticality. This option was not pursued due to these reasons.

11 Retaining wall failure

The steel sheet piling retaining wall has been designed and reviewed by engineers. This design meets all the required structural engineering physical components necessary for safety. In addition, during local review the Towns review engineer will also review the engineering design of the wall.

12 Conserving some land on the property

The applicant has noted that he would be willing to add conservation land to the existing 100 foot strip of conservation land. Attached is a draft copy of that proposed conservation land.

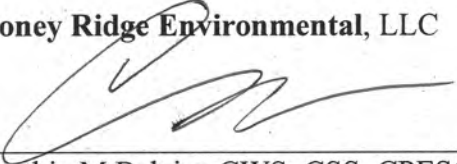
13 Payment for Pickpocket Dam Removal Project

The project team has discussed this concept with the Conservation Commission and Kristen Murphy of the Town of Exeter. Upon research, the Pickpocket Dam Removal is not a shovel ready project and able to receive mitigation funds directly from this project. The project applicant plans to pay the in-lieu fee in conjunction with the conservation land and the Town can easily apply for these funds when the project is approved and shovel ready in the future.

Most of these comments have been discussed during the meeting in October of 2024. In addition, some of the plan revisions directly relate to some of the questions that came during that same meeting. The recent site plan review by the applicant was for the existing Volvo Dealership and is not related to the new proposed dealership. Please let us know if you have any additional questions regarding this application.

Sincerely,

Stoney Ridge Environmental, LLC



Cynthia M Balcus CWS, CSS, CPESC
Senior Wetland & Soil Scientist

Wetland Function-Value Evaluation Form

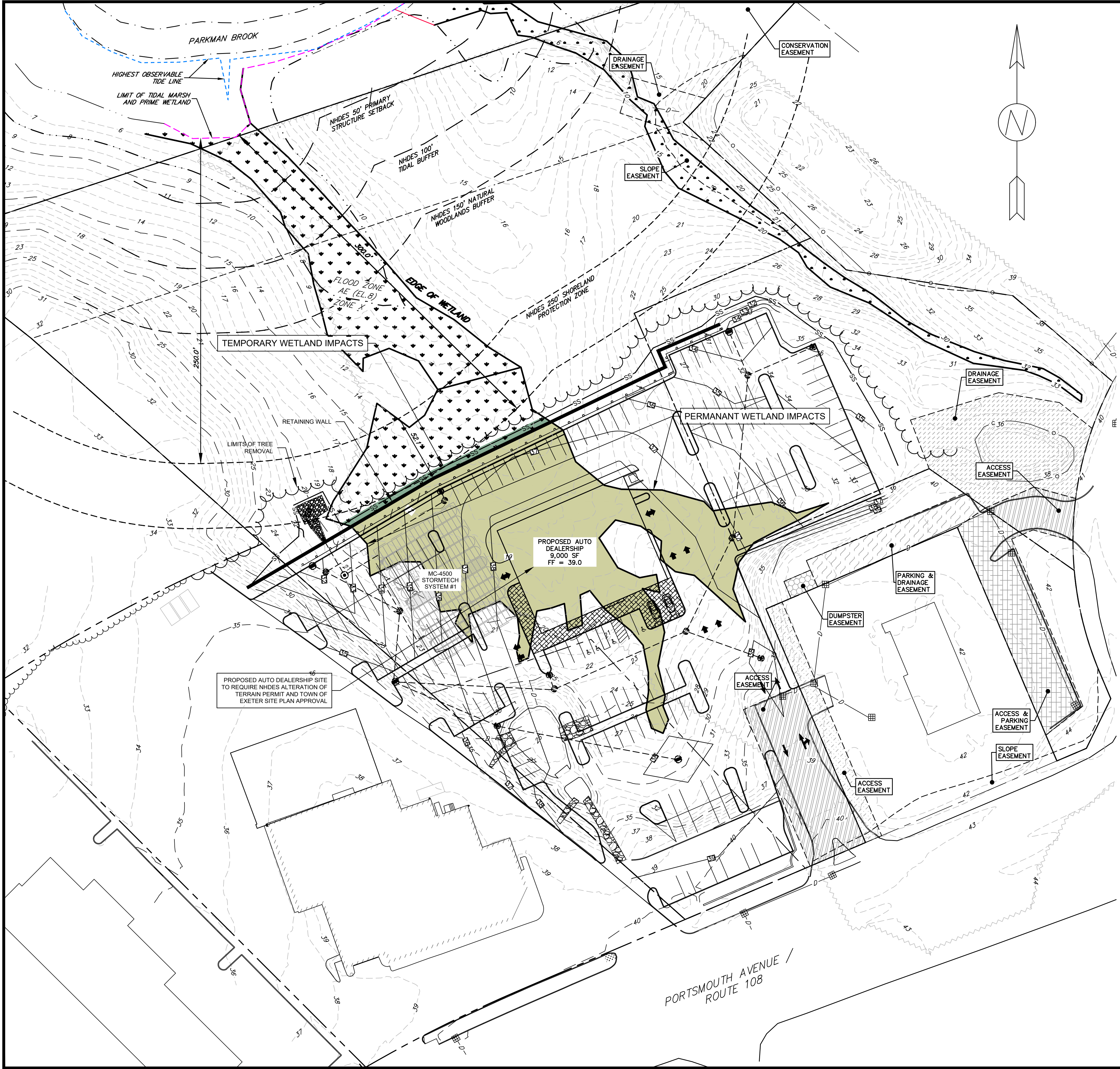
Wetland I.D. Wetland A
 Latitude _____ Longitude _____
 Prepared by: CB, JS Date 11/30/22
 Wetland Impact: _____
 Type Fill Area 34,520
 Evaluation based on:
 Office ☒ Field ☒
 Corps manual wetland delineation completed? Y ☒ N ☐

Total area of wetland 37,227 Human made? Partially Is wetland part of a wildlife corridor? No or a "habitat island"? No
 Adjacent land use Commercial and Industrial Distance to nearest roadway or other development ~150ft to road
 Dominant wetland systems present PSS/FO1E Contiguous undeveloped buffer zone present No
 Is the wetland a separate hydraulic system? No If not, where does the wetland lie in the drainage basin? Upper
 How many tributaries contribute to the wetland? None Wildlife & vegetation diversity/abundance (see attached list)

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
Groundwater Recharge/Discharge	N	6, 13	N	The wetland is a low depressional area that receives water from multiple stormwater drainages from the surrounding impervious lots.
Floodflow Alteration	Y	2, 3, 4, 5, 6, 7, 8, 9	N	The wetland exists on a low point, receiving and detaining mainly stormwater runoff from the surrounding impervious surfaces. Due to its small size this function is minimal.
Fish and Shellfish Habitat	N		N	This wetland is not associated with a watercourse or pond.
Sediment/Toxicant Retention	N	1, 4	N	The wetland does not contain a dense or diverse amount of vegetation. Potential sources of sediment are located above the wetland due to the impervious surfaces and stormwater runoff. The wetland does contain fine grained mineral soils, but lacks the deep organics and long water retention time for sediment/toxicant retention.
Nutrient Removal	N	3, 4, 7, 9	N	Potential sources of sediment are located above the wetland due to the impervious surfaces, roadways and stormwater runoff. The wetland contains both tree and shrub vegetation but lacks the density and diversity.
Production Export	N	1, 4	N	No valuable food sources or products grow within the wetland.
Sediment/Shoreline Stabilization	N	1, 2, 3	N	This wetland is not associated with a watercourse.
Wildlife Habitat	Y	6, 7, 13, 15, 16, 17	Y	Due to the location of the wetland, in a commercial area there is some function as wildlife habitat. The small size and location do offer some cover for songbird and edge species.
Recreation	N		N	The wetland is not safely accessible by the public. Vegetation is comprised of multiple invasive species with trash and loud road noise observed.
Educational/Scientific Value	N		N	The wetland is not safely accessible by the public. Vegetation is comprised of multiple invasive species, with trash and loud road noise observed.
Uniqueness/Heritage	N	2, 17, 30	N	The wetland is not safely accessible by the public but can be viewed from adjacent parking lots. The vegetation within is comprised of multiple invasive species, with trash and loud road noise observed on site.
Visual Quality/Aesthetics	N		N	The wetland is not safely accessible by the public but can be viewed from adjacent parking lots. The vegetation within is comprised of multiple invasive species, with trash and loud road noise observed on site.
ES Endangered Species Habitat	N		N	No endangered species were observed while on site.
Other				

Notes:

* Refer to backup list of numbered considerations.



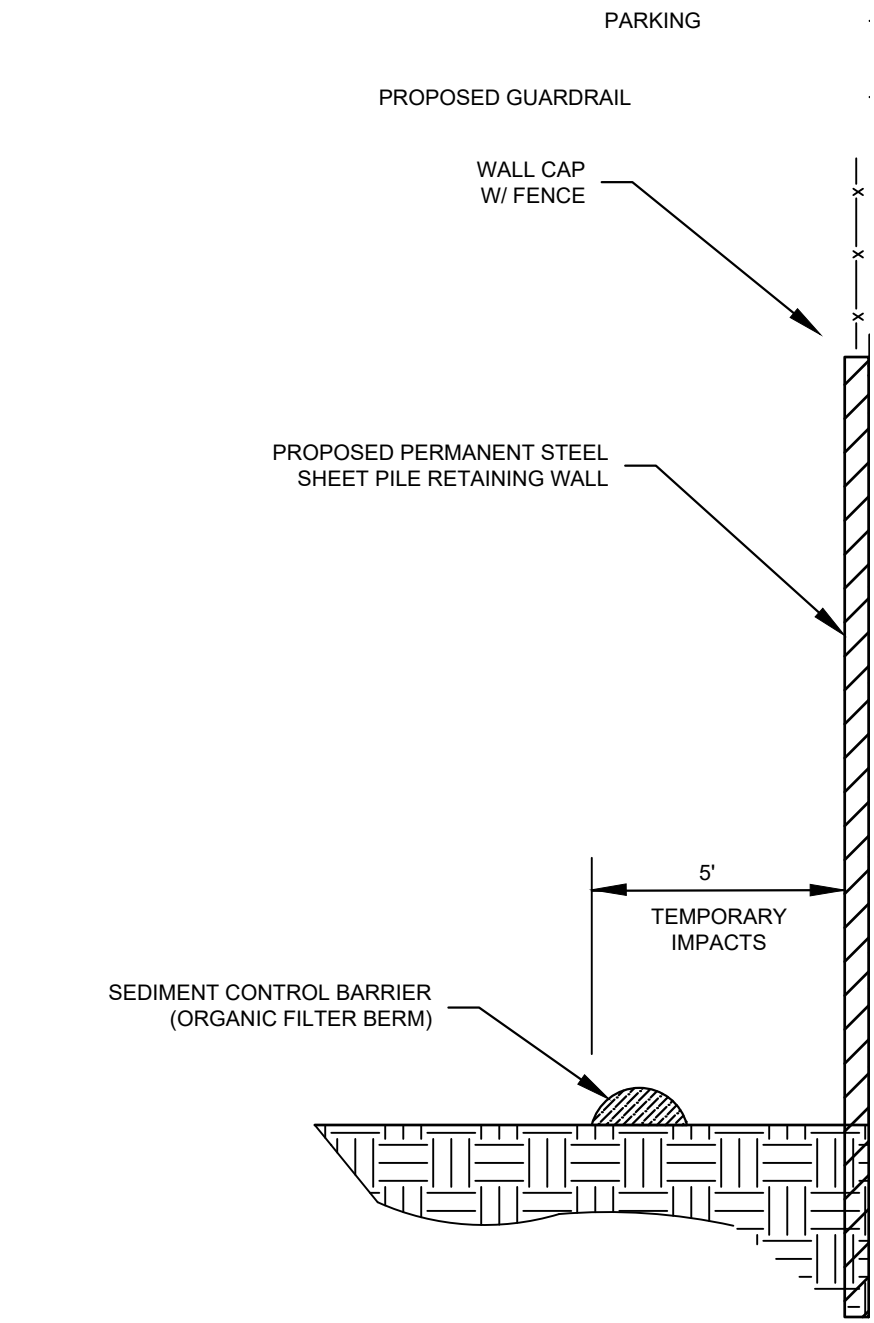
NOTES

1. WETLANDS AND TIDE LINES WERE DELINEATED BY CYNTHIA M. BAL STONEY RIDGE ENVIRONMENTAL LLC (SRE).

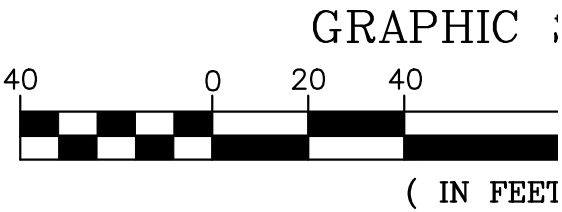
LEGEND

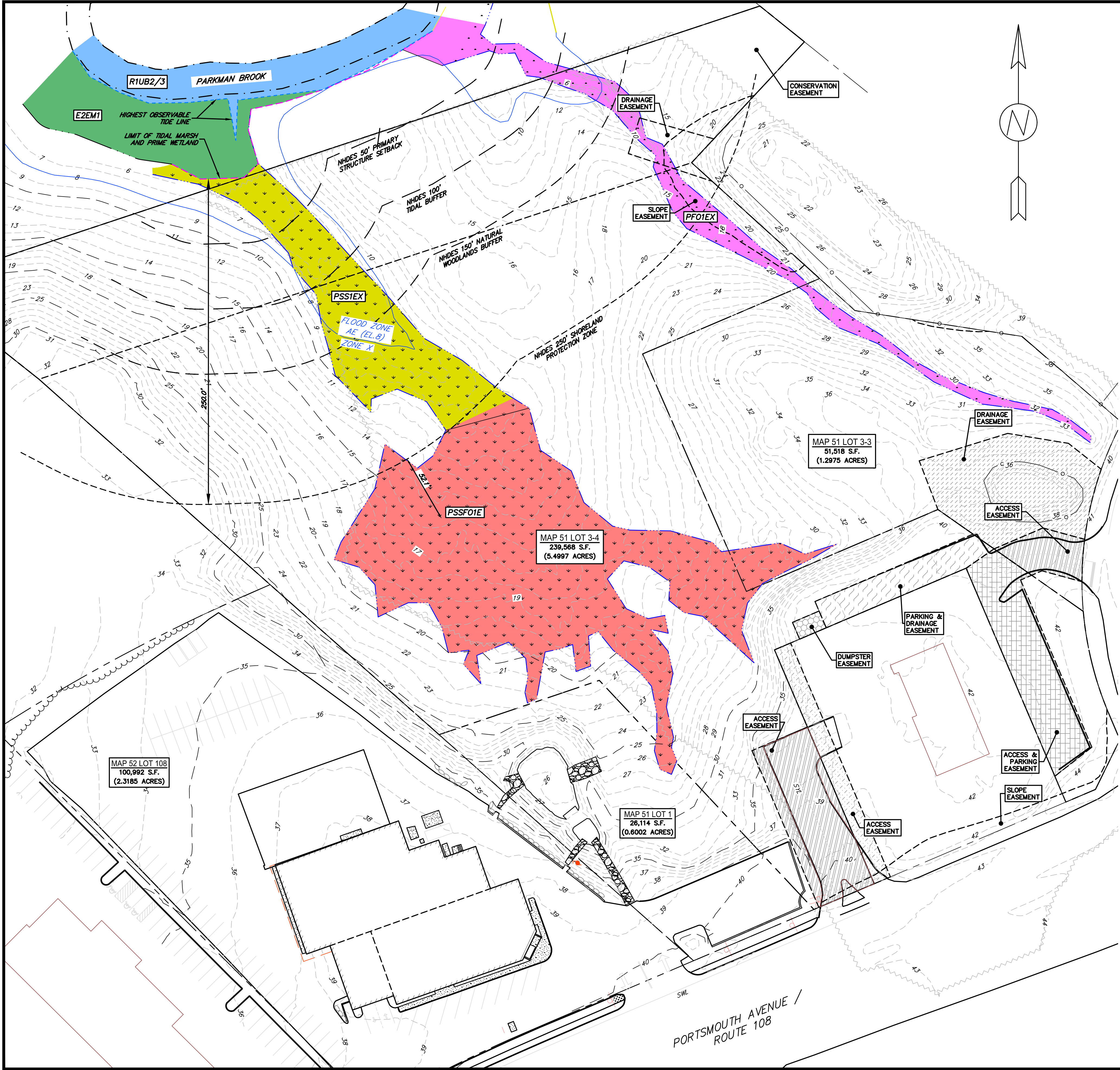
- HIGHEST OBSERVABLE TIDE LINE (REFERENCE LINE FOR 100 FT TIL)
- PRIME WETLANDS & TIDAL MARSH (REFERENCE LINE 250 FT SHORE)
- NHDES 50' PRIMARY STRUCTURE
- NHDES 100' TIDAL BUFFER
- NHDES 150' NATURAL WOODLAND
- NHDES 250' SHORELAND PROTEC
- EDGE OF WETLAND
- FEMA FLOOD PLAIN BOUNDARY

- PROPOSED PERMANENT WETLANDS IMPACT JURISDICTIONAL UNDER NH WETLANDS LAI
- PROPOSED TEMPORARY WETLANDS IMPACT JURISDICTIONAL UNDER NH WETLANDS LAI
- IMPACTS WITHIN NHDES 250 FT SHORELAND PROTECTION ZONE
- IMPACTS WITHIN NHDES 100 FT TIDAL BUFFER ZONE



RETAINING WALL X-SECTION





WETLAND CLASSIFICATION CODE

E = ESTUARINE
2 = INTERTIDAL
EM = EMERGENT
1 = PERSISTENT

P = PALUSTRINE
SS = SCRUB-SHRUB
FO = FORESTED
1 = BROAD-LEAVED DECIDUOUS
E = SEASONALLY FLOODED/SATURATED
X = EXCAVATED

R = RIVERINE
1 = TIDAL
UB = UNCONSOLIDATED BOTTOM
2 = SAND
3 = MUD

NOTES

IN MAY AND JUNE OF 2022, CYNTHIA M. BALCIUS CWS, I ENVIRONMENTAL LLC (SRE) COMPLETED A WETLAND DELINEATION RE SITE AND A VERNAL POOL ASSESSMENT. THE WETLAND DELINEATION OF WETLAND DELINEATION COMPLETED IN 2021 BY OTHERS. SRE H2 REFRESHED THE WETLAND DELINEATION USING THE FOLLOWING STANDARDS:

- UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES SERVICE. 2016. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES. G.W. HURT, AND J.F. BERKOWITZ (EDS.). USDA, NRCS, IN COOPERATION WITH THE TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND. NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE.
- NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST. (HTTP://WETLAND_PLANTS.USACE.ARMY.MIL). U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, COLD REGIONS RESEARCH LABORATORY, HANOVER, NH, AND BONAP, CHAPEN HILL.
- THE NATIONAL WETLAND PLANT LIST: 2016 WETLAND RATINGS. KIRCHNER, AND N.C. MELVIN. 2016. PHYTONEURON 2016-30: 1-33X.
- CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL. JANUARY 2012. PROGRAM TECHNICAL REPORT Y-87-1.
- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL. NORTH-CENTRAL AND NORTH-EAST REGION. JANUARY 2012. VERS. 1.0. ENGINEERS. ENVIRONMENTAL LABORATORY ERDC/EL TR-12-1.
- CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. U.S. ARMY CORPS OF ENGINEERS. FWS/OBS-79/31.
- NHDES WETLANDS RULES CHAPTERS 100 THROUGH 900. ISSUED AND AMENDED THROUGH APRIL 15, 2020.
- RSA 482: A. THE STATE OF NEW HAMPSHIRE WETLAND STATUTE.

THE FOLLOWING REFERENCES WERE UTILIZED TO COMPLETE THE VERIFICATION OF WETLAND FUNCTION & VALUE ASSESSMENTS:

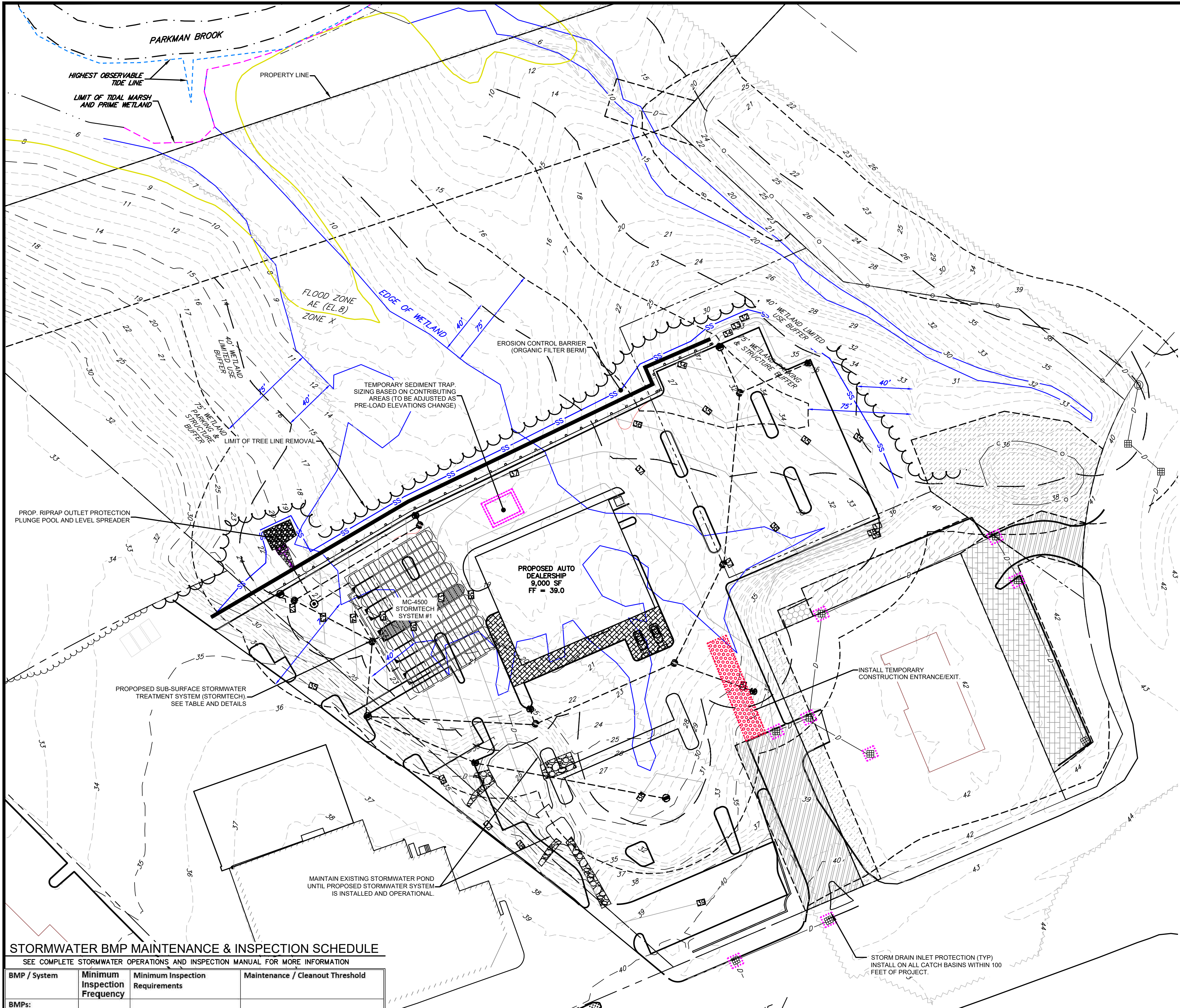
- UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES SERVICE. 2016. FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES. G.W. HURT, AND J.F. BERKOWITZ (EDS.). USDA, NRCS, IN COOPERATION WITH THE TECHNICAL COMMITTEE FOR HYDRIC SOILS.
- CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. 1979. L. COWARDIN, V. CARTER, F. GOLET, AND E. LAROE. U.S. ARMY CORPS OF ENGINEERS. FWS/OBS-79/31.
- IDENTIFYING AND DOCUMENTING VERNAL POOLS IN NEW HAMPSHIRE. NEW HAMPSHIRE FISH & GAME.
- ARMY CORPS OF ENGINEERS "VERNAL POOL ASSESSMENT" DRAFT. 2013. APPENDIX L. ARMY CORPS OF ENGINEERS NEW ENGLAND DISTRICT. MITIGATION GUIDANCE.

THE FOLLOWING NOTES WERE PROVIDED TO ALTUS ENGINEERING, LLC. ALTUS ENGINEERING, LLC DOES NOT VERIFY THE ACCURACY OF THIS INFORMATION. RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS CONTAINED HEREIN.

LEGEND

--- LIMITS OF PRIME WETLANDS & TIDAL WETLANDS
--- NHDES 50' PRIMARY STRUCTURE SETBACK
--- NHDES 100' TIDAL BUFFER
--- NHDES 150' NATURAL WOODLANDS BUFFER
--- NHDES 250' SHORELAND PROTECTION ZONE
--- FEMA FLOOD ZONE





STORMWATER MANAGEMENT NOTES:

1. THE PROPOSED PROJECT WILL BE SUI ALTERATION OF TERRAIN PERMITTING MANAGEMENT, US-EPA CONSTRUCTIO A NOTICE INTENT/ STORMWATER POLI PLAN (SWPPP), AS WELL AS ALL PEF APPROVAL FOR WETLAND IMPACTS.
2. ALL MAINTENANCE AND INSPECTION F SHALL BE KEPT ON SITE BY THE OWI UPON REQUEST BY THE TOWN OF EXI
3. A STORMWATER OPERATIONS AND MA BE PREPARED UNDER THE US-EPA I
4. ALL STORMWATER MANAGEMENT INSPI MAINTENANCE REQUIREMENTS SHALL OF THE PROPERTY.

TREATMENT DEVICES

SEE SHEET GRADING AND DRAINAGE PI DRAINAGE STRUCTURE TABLE

ST1 STORMTECH ADS_STORMTECH MC-4500 11 ROWS WITH 16 CHAMBERS BOTTOM OF CHAMBERS ELV=20.0 24" INV. IN=24.19 (DMH-01) 24" INV. OUT=25.91 (OCS-1;

LEGEND

SEE EXISTING CONDITIONS FOR SITE FEATU

- TEMPORARY CONSTRU
- TEMPORARY EROSION
- EROSION AND SEDIME
- SS
- STORM DRAIN INLET F
- TEMPORARY SEDIMENT (LOCATION AND SIZI ACTIVITIES AND CONT

STORMWATER BMP MAINTENANCE & INSPECTION SCHEDULE

SEE COMPLETE STORMWATER OPERATIONS AND INSPECTION MANUAL FOR MORE INFORMATION

BMP / System	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance / Cleanout Threshold
BMPs:			
Sub Surface Stormwater Treatment System	Annually (6 months for First Year)	- Inspect Isolator Row for Sediment Buildup - Clean Out Isolator Row Using JETVAC Process - Replace All Covers, Grates, Filters, and Lids - Inspect and Clean Basins and Manholes upstream of the system - Record all Inspections in Maintenance Logs	If sediment is at, or above, 3" (80 mm), Clean Out Isolator rows using JETVAC Process. Replace all covers, grates, filter, and Lids as necessary.

BMP / System	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance / Cleanout Threshold
Vegetated Swale	Annually	Check for sediment buildup, vegetation loss and invasive species, debris, and damage.	Remove sediment, debris and invasive species, repair damage, and mow grass monthly to a depth of 4 inches.
Riprap Outlet Protection	Annually	Check for sediment buildup and structure damage.	Remove excess sediment and repair damage.
Stone Berm Level Spreader	Annually	Check for sediment buildup, debris and signs of erosion.	Remove sediment and debris. Immediately repair.

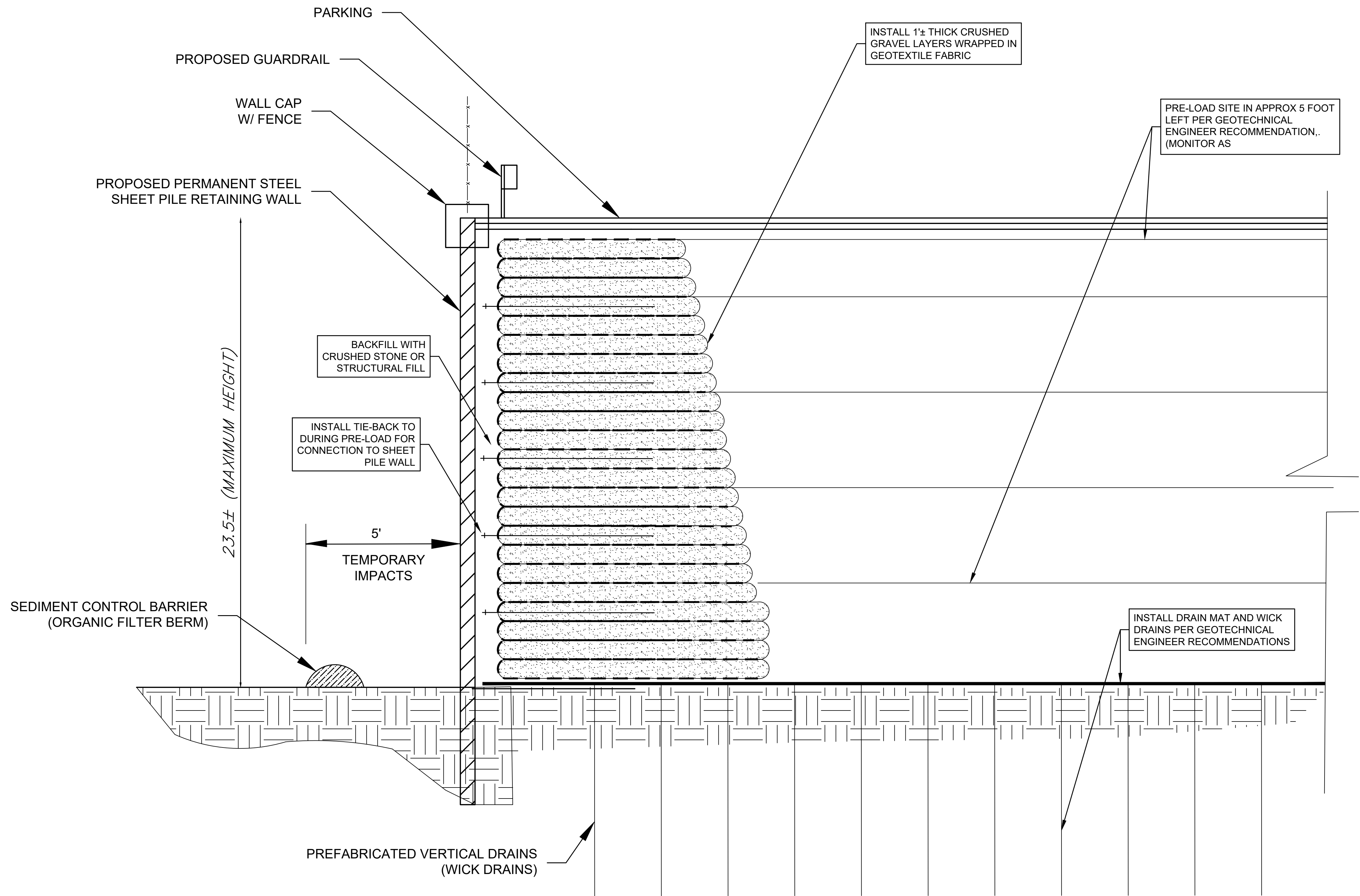
GRAPHIC :



(IN FEET

NOTES

1. ALL SURCHARGE AND PRE-LOADING SHALL BE CONSTRUCTED PER THE RECOMMENDATIONS.



SURCHARGE PLAN

NOT TO SCALE

SEDIMENT AND EROSION CONTROL NOTES

PROJECT NAME AND LOCATION

VOLVO CARS OF EXETER FACILITY EXPANSION
140, 0 & 146 PORTSMOUTH AVENUE
EXETER, NEW HAMPSHIRE
TAX MAP 52, LOT 108, TAX MAP 51, LOTS 1, 3-3 & 3-4

LATITUDE: 42°58'10" N
LONGITUDE: 70°59'02" W

OWNER/APPLICANT
DADE AUTO HOLDINGS REALTY TRUST
140 PORTSMOUTH AVENUE
EXETER, NH 03833

DESCRIPTION

The project consists of a new automotive sales & service facility, including exterior vehicle display, storage, and associated site improvements.

PROJECT PHASING

The project will be completed in one phase.

NAME OF RECEIVING WATER

The site drains to an unnamed wetland complex tributary to Parkman Brook.

SEQUENCE OF MAJOR ACTIVITIES

- Attend pre-construction meeting with Town and relevant stakeholders.
- Prepare SWPPP and file NOI at least two weeks prior to initiating earthwork.
- Cut trees but do not remove stumps.
- Install temporary erosion control measures including perimeter controls, stabilized construction entrance and inlet sediment filters as noted on the plan. All temporary erosion control measures shall be maintained in good working condition for the duration of the project.
- Remove site features as shown on the plans.
- Stump, grub and strip and stockpile loam.
- Install Geo-Mat for pre-load area.
- Install wick drains per geotechnical engineering specifications
- Pre-load site as directed by the geotechnical engineer.
- Monitor pre-loading until Primary Consolidation is achieved
- Install Permanent Sheet pile wall.
- Install stormwater management system.
- Relocate utilities
- Construct building foundation.
- Rough grade site.
- Fine grade site.
- Install pavement subgrade.
- Install base course paving.
- Install curbing.
- Install landscaping.
- Loam (6" min) and seed all disturbed areas not paved or otherwise stabilized.
- Install top course paving
- Install striping and signage
- When all construction activity is complete and site is stabilized, remove all temporary erosion control measures and any sediment that has been trapped by these devices.

TEMPORARY EROSION & SEDIMENT CONTROL AND STABILIZATION PRACTICES

All work shall be in accordance with state and local permits. Work shall conform to the practices described in the "New Hampshire Stormwater Manual, Volumes 1 - 3", issued December 2008, as amended. As indicated in the sequence of Major Activities, perimeter controls shall be installed prior to commencing any clearing or grading of the site. Structural controls shall be installed concurrently with the applicable activity. Once construction activity ceases permanently in an area and permanent measures are established, perimeter controls shall be removed.

During construction, runoff will be diverted around the site with stabilized channels where possible. Sheet runoff from the site shall be filtered through appropriate perimeter controls. All storm drain inlets shall be provided with inlet protection measures.

Temporary and permanent vegetation and mulching is an integral component of the erosion and sedimentation control plan. All areas shall be inspected and maintained until vegetative cover is established. These control measures are essential to erosion prevention and also reduce costly rework of graded and shaped areas.

Temporary vegetation shall be maintained in these areas until permanent seeding is applied. Additionally, erosion and sediment control measures shall be maintained until permanent vegetation is established.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES

- A. GENERAL — These are general inspection and maintenance practices that shall be used to implement the plan:

- The smallest practical portion of the site shall be denuded at one time but in no case shall exceed 5 acres at any one time before disturbed areas are stabilized.
- All control measures shall be inspected at least once each week and following any storm event of 0.25 inches or greater.
- All measures shall be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours.
- Built-up sediment shall be removed from perimeter barriers when it has reached one-third the height of the barrier or when "bulges" occur.
- All diversion dikes shall be inspected and any breaches promptly repaired.
- Temporary seeding and planting shall be inspected for bare spots, washouts, and unhealthy growth.
- The owner's authorized engineer shall inspect the site on a periodic basis to review compliance with the Plans.
- All roadways and parking lots shall be stabilized within 72 hours of achieving final grade.
- All cut and fill slopes shall be loamed and seeded within 72 hours of achieving final grade.
- An area shall be considered stable if one of the following has occurred:
 - Base coarse gravels have been installed in areas to be paved;
 - A minimum of 85% vegetated growth as been established;
 - A minimum of 3 inches of non-erosive material such as stone of riprap has been installed; or
 - Erosion control blankets have been properly installed.
- The length of time of exposure of area disturbed during construction shall not exceed 45 days.

B. MULCHING

Mulch shall be used on highly erodible soils, on critically eroding areas, on areas where conservation of moisture will facilitate plant establishment, and where shown on the plans.

- Timing — In order for mulch to be effective, it must be in place prior to major storm events. There are two (2) types of standards which shall be used to assure this:
 - Apply mulch prior to any storm event. This is applicable when working within 100 feet of wetlands. It will be necessary to closely monitor weather predictions, usually by contacting the National Weather Service in Concord, to have adequate warning of significant storms.
 - Required Mulching within a specified time period. The time period can range from 21 to 28 days of inactivity on a area, the length of time varying with site conditions. Professional judgment shall be used to evaluate the interaction of site conditions (soil erodibility, season of year, extent of disturbance, proximity to sensitive resources, etc.) and the potential impact of erosion on adjacent areas to choose an appropriate time restriction.

Type	Rate per 1,000 s.f.	Use and Comments
Hay or Straw	70 to 90 lbs.	Must be dry and free from mold. May be used with plantings.
Wood Chips or Bark Mulch	460 to 920 lbs.	Used mostly with trees and shrubs.
Jute and Fibrous Matting (Erosion Blanket)	As per manufacturer Specifications	Used in slope areas, water courses and other Control areas.
Crushed Stone 1/4" to 1-1/2" dia.	Spread more than 1/2" thick	Effective in controlling wind and water erosion.
Erosion Control Mix	2" thick (min)	* The organic matter content is between 80 and 100% dry weight basis. * Particle size by weight is 100% passing a 6" screen and a minimum of 70 % maximum of 85% passing a 0.75" screen. *The organic portion needs to be fibrous and elongated. *Large portions of silts, clays or fine sands are not acceptable in the mix * Soluble salts content is less than 4.0 mmhos/cm. *The pH should fall between 5.0 and 8.0.

INSTALLATION, MAINTENANCE AND INSPECTION PROCEDURES FOR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (CONTINUED)

Maintenance — All mulches must be inspected periodically, in particular after rainstorms, to check for rill erosion. If less than 90% of the soil surface is covered by mulch, additional mulch shall be immediately applied.

C. PERMANENT SEEDING —

- Bedding — stones larger than 1/2", trash, roots, and other debris that will interfere with seeding and future maintenance of the area should be removed. Where feasible, the soil should be tilled to a depth of 5" to prepare a seedbed and mix fertilizer into the soil.

- Fertilizer — lime and fertilizer should be applied evenly over the area prior to or at the time of seeding and incorporated into the soil. Kinds and amounts of lime and organic fertilizer should be based on an evaluation of soil tests. When a soil test is not available, the following minimum amounts should be applied:

Agricultural Limestone @ 100 lbs. per 1,000 s.f.
10-20-20 organic fertilizer @ 12 lbs. per 1,000 s.f.

3. Seed Mixture (for lawns**):

Type	Lbs. / Acre	Lbs. / 1,000 sf
Tall Fescue	24	0.55
Creeping Red Fescue	24	0.55
Total	48	1.10

Seed Mixture (For slope embankments**):

Grass Seed: Provide fresh, clean, new-crop seed complying with tolerance for purity and germination established by Official Seed Analysts of North America. Provide seed mixture composed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified:

Type	Min. Purity (%)	Min. Germination (%)	Kg./Hectare (Lbs./Acre)
Creeping Red Fescue (c)	96	85	45 (40)
Perennial Rye Grass (a)	98	90	35 (30)
Redtop	95	80	5 (5)
Alsike Clover	97	90(e)	5 (5)
			Total 90 (80)

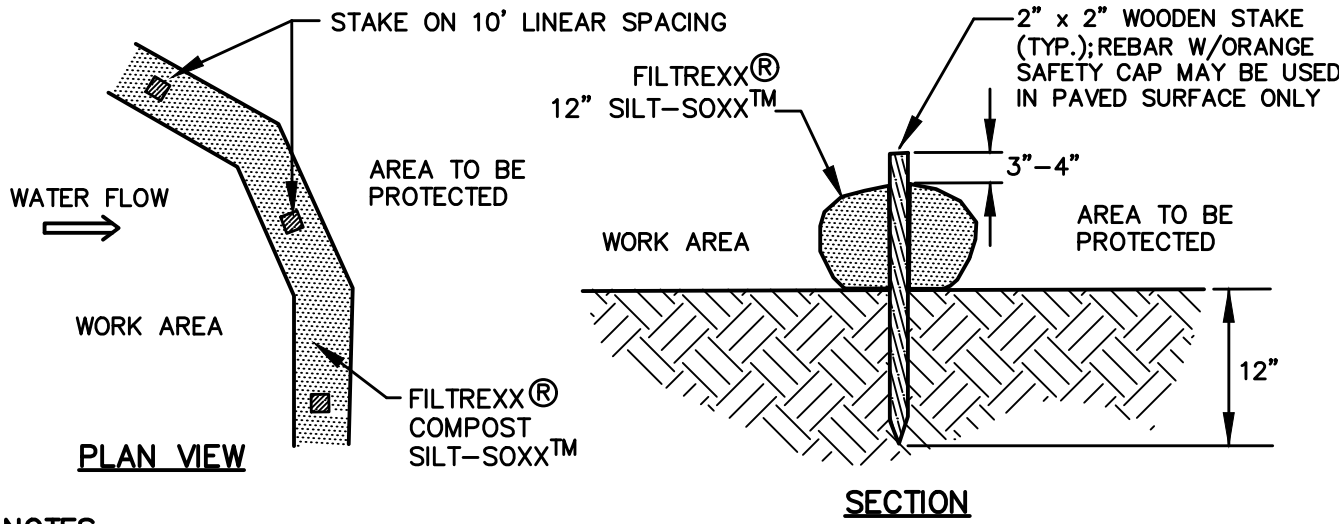
- Ryegrass shall be a certified fine-textured variety such as Pennfine, Fiesta, Yorktown, Diplomat, or equal.
- Fescue varieties shall include — Creeping Red and/or Hard Reliant, Scaldis, Koket, or Jamestown.
- Alternate seed mixtures may be used with the approval of the engineer and landscape architect.

** In the event that the seed mixes shown here conflict with the project landscape plans, the landscape plans shall govern.

- Sodding — sodding is done where it is desirable to rapidly establish cover on a disturbed area. Sodding on area may be substituted for permanent seeding procedures anywhere on site. Bed preparation, fertilizing, and placement of sod shall be performed according to the S.C.S. Handbook. Sodding is recommended for steep sloped areas, areas immediately adjacent to sensitive water courses, easily erodible soils (fine sand/silt), etc.

WINTER CONSTRUCTION NOTES

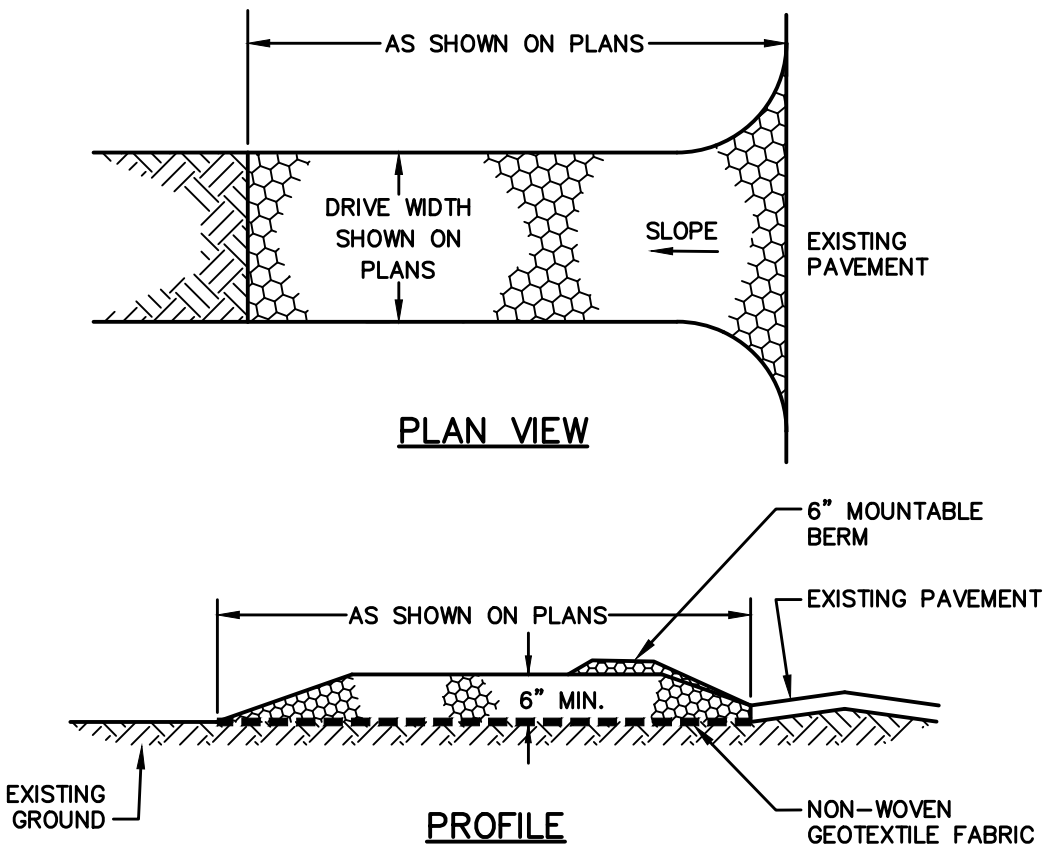
- All proposed vegetated areas which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized by seeding and installing erosion control blankets on slopes greater than 3:1, and elsewhere seeding and placing 3 to 4 tons of mulch per acre, secured with anchored netting. The installation of erosion control blankets or mulch and netting shall not occur over accumulated snow or on frozen ground and shall be completed in advance of thaw or spring melt events;
- All ditches or swales which do not exhibit a minimum of 85% vegetative growth by October 15th, or which are disturbed after October 15th, shall be stabilized temporarily with stone or erosion control blankets appropriate for the design flow conditions; and
- After October 15th, incomplete road or parking surfaces where work has stopped for the winter season shall be protected with a minimum of 3 inches of crushed gravel per NHDOT item 304.3.



NOTES:

- SILTSOXX OR APPROVED EQUAL MAY BE USED IN PLACE OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
- ALL MATERIAL TO MEET FILTREXX SPECIFICATIONS.
- SILTSOXX COMPOST/SOIL/ROCK/SEED FILL MATERIAL SHALL BE ADJUSTED AS NECESSARY TO MEET THE REQUIREMENTS OF THE SPECIFIC APPLICATION.
- ALL SEDIMENT TRAPPED BY SILTSOXX SHALL BE DISPOSED OF PROPERLY.

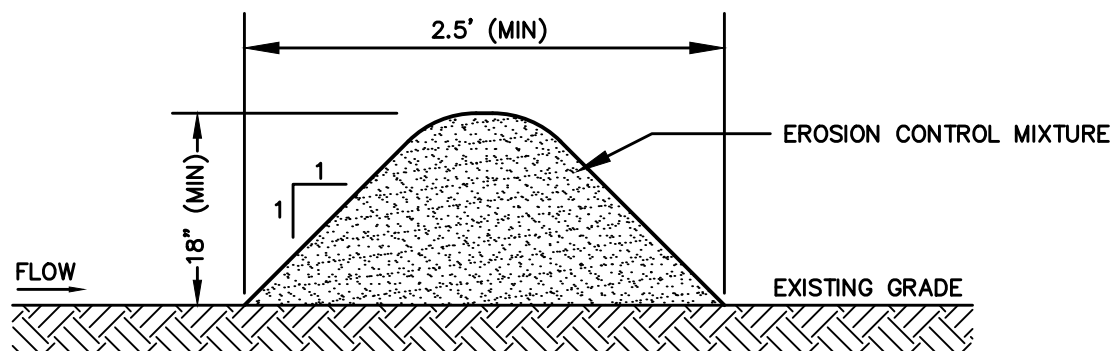
TUBULAR SEDIMENT BARRIER (SILT SOCK) NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

- STONE SIZE — 3" MINIMUM.
- LENGTH — DETAILED ON PLANS (50 FOOT MINIMUM).
- THICKNESS — SIX (6) INCHES (MINIMUM).
- WIDTH — FULL DRIVE WIDTH UNLESS OTHERWISE SPECIFIED.
- FILTER FABRIC — MIRAFI 600X OR EQUAL APPROVED BY ENGINEER.
- SURFACE WATER CONTROL — ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- MAINTENANCE — THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDITIONAL LENGTH AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEELS SHALL BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- STABILIZED CONSTRUCTION EXITS SHALL BE INSTALLED AT ALL ENTRANCES TO PUBLIC RIGHTS-OF-WAY, AT LOCATIONS SHOWN ON THE PLANS, AND/OR WHERE AS DIRECTED BY THE ENGINEER.

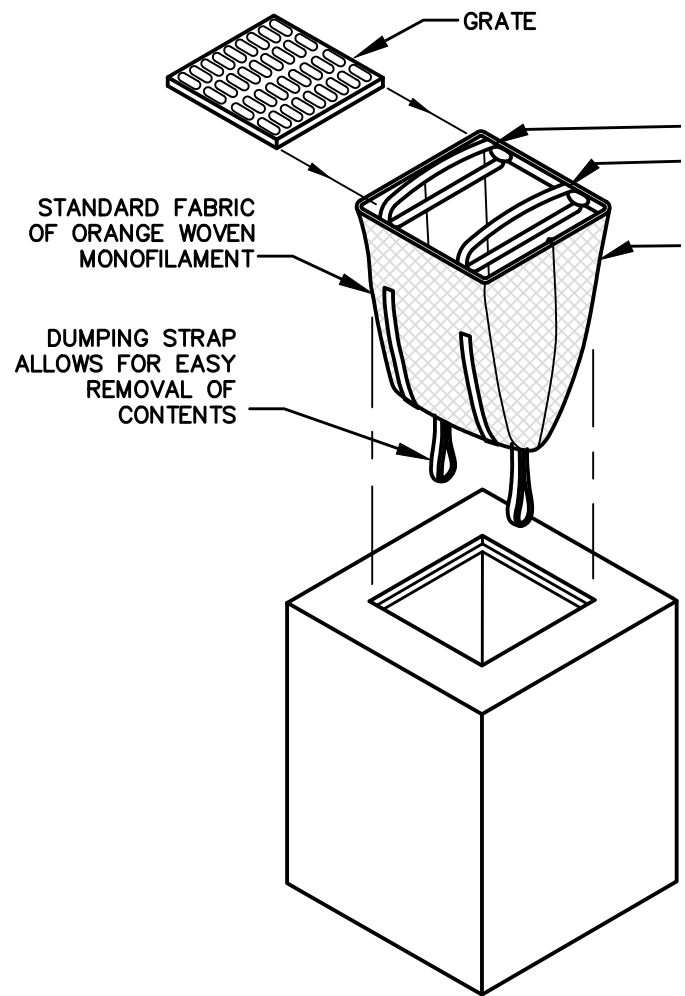
STABILIZED CONSTRUCTION EXIT NOT TO SCALE



NOTES

- ORGANIC FILTER BERMS MAY BE UTILIZED IN LIEU OF SILT FENCE OR OTHER SEDIMENT BARRIERS.
- THE EROSION CONTROL MIXTURE USED IN FILTER BERMS SHALL BE A WELL-GRADED MIX OF PARTICLE SIZES THAT MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER, STUMP GRINDINGS, SHREDDED OR COMPOSTED BARK, AND/OR ACCEPTABLE MANUFACTURED PRODUCTS AND SHALL BE FREE OF REFUSE, PHYSICAL CONTAMINANTS AND MATERIAL TOXIC TO PLANT GROWTH. EROSION CONTROL MIXTURE SHALL MEET THE FOLLOWING STANDARDS:
 - THE ORGANIC CONTENT SHALL BE 80-100% OF DRY WEIGHT.
 - PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN, AND 70-85% PASSING A 0.75" SCREEN.
 - THE ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED.
 - LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS SHALL NOT BE INCLUDED IN THE MIXTURE.
 - SOLUBLE SALTS CONTENT SHALL BE >4.0mmhos/cm.
 - THE PH SHALL BE BETWEEN 5.0 AND 8.0.
- ORGANIC FILTER BERMS SHALL BE INSTALLED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINS TO WASH UNDER THE BERM.
- ON SLOPES LESS THAN 5%, OR AT THE BOTTOM OF SLOPES NO STEEPER THAN 3:1 AND UP TO 20' LONG, THE BERM SHALL BE A MINIMUM OF 12" HIGH (AS MEASURED ON THE UPHILL SIDE) AND A MINIMUM OF 36" WIDE. ON LONGER AND/OR STEEPER SLOPES, THE BERM SHALL BE TALLER AND WIDER TO ACCOMMODATE THE POTENTIAL FOR ADDITIONAL RUNOFF (MAXIMUM HEIGHT SHALL NOT EXCEED 2').
- FROZEN GROUND, OUTCROPS OF BEDROCK, AND VERY ROOTED FORESTED AREAS PRESENT THE MOST PRACTICAL AND EFFECTIVE LOCATIONS FOR ORGANIC FILTER BERMS. OTHER BMP'S SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT HAVE A LARGE CONTRIBUTING AREA.
- SEDIMENT SHALL BE REMOVED FROM BEHIND THE FILTER BERMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE BERM.
- ORGANIC FILTER BERMS MAY BE LEFT IN PLACE ONCE THE SITE IS STABILIZED PROVIDED ANY SEDIMENT DEPOSITS TRAPPED BY THEM ARE REMOVED AND DISPOSED OF PROPERLY.
- FILTER BERMS ARE PROHIBITED AT THE BASE OF SLOPES STEEPER THAN 8% OR WHERE THERE IS FLOWING WATER WITHOUT THE SUPPORT OF ADDITIONAL MEASURES SUCH AS SILTFENCE.

ORGANIC FILTER BERM NOT TO SCALE



INSTALLATION AND MAINTENANCE:

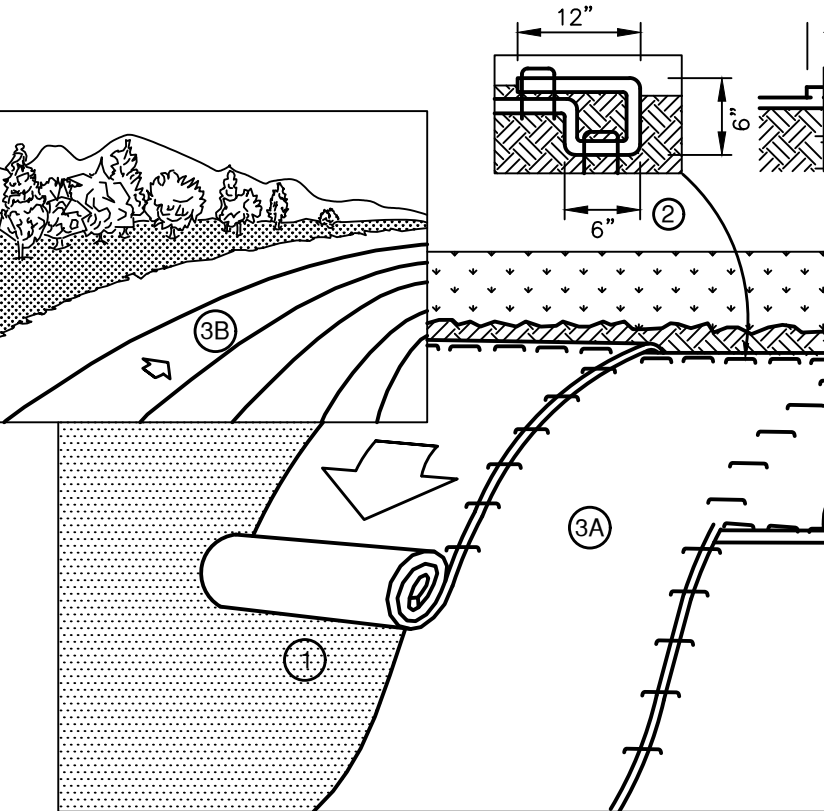
INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING ABSORBENT FILL IN UNIT, STAND GRATE ON END. MOVE THE TC AND PLACE THE GRATE INTO CATCH BASIN INSERT SO THE GRATE IS ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS I EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR BASIN INSERT. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL EMPTIED. TO EMPTY THE UNIT, LIFT THE UNIT OUT OF THE INLET U REMOVE THE GRATE. IF USING OPTIONAL ABSORBENTS, REPLACE A

UNACCEPTABLE INLET PROTECTION METHOD:

A SIMPLE SHEET OF GEOTEXTILE UNDER THE GRATE IS NOT ACCEPT.

STORM DRAIN INLET PROTECTIO



NOTES

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NE FERTILIZER, AND SEED.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE U ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE U BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH. COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE
- ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS T UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN AF IN THE STAPLE PATTERN GUIDE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APF DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGN OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVER ON THE PREVIOUSLY INSTALLED BLANKET.
- CONSECUTIVE BLANKETS SPICED DOWN THE SLOPE MUST BE PL STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVI APART ACROSS ENTIRE BLANKET WIDTH. NOTE: IN LOOSE SOIL CO STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROF

EROSION CONTROL BLANKET - SI



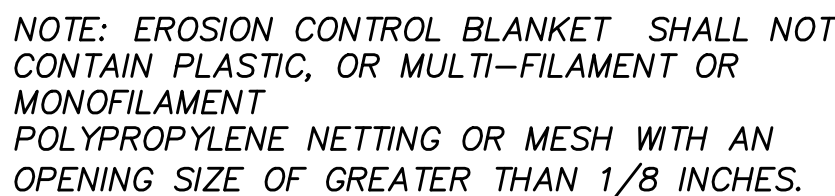
1. THE FOUNDATION AREA OF THE SWALE SHALL BE CLEARED AND GRUBBED OF ALL TREES, BRUSH, STUMPS, AND OTHER OBJECTIONABLE MATERIAL.
2. THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE AND CROSS SECTION AS REQUIRED TO MEET THE DESIGN CRITERIA AND BE FREE OF IRREGULARITIES.
3. PARTICLES OF SOIL SHALL BE SUFFICIENTLY STABLE TO REMAIN BECAUSE OF OVER EXCAVATION OR TOPOGRAPHY SHALL BE COMPACTED TO THE SAME DENSITY AS THE SURROUNDING SOIL TO PREVENT UNEQUAL SETTLEMENT THAT COULD CAUSE DAMAGE TO THE COMPLETED SWALE.
4. VEGETATION SHALL BE ESTABLISHED IN THE SWALE OR AN EROSION CONTROL MATTING INSTALLED PRIOR TO DIRECTING STORMWATER TO IT.
5. MAINTENANCE OF THE VEGETATION IS EXTREMELY IMPORTANT IN ORDER TO PREVENT RILLING, EROSION, AND FAILURE OF THE SWALE. MOWING SHALL BE DONE FREQUENTLY ENOUGH TO CONTROL ENCROACHMENT OF WEEDS AND WOODY VEGETATION AND TO KEEP GRASSES IN A VIGOROUS CONDITION. THE VEGETATION SHALL NOT BE MOWED TOO CLOSELY SO AS TO REDUCE THE EROSION RESISTANCE OF THE SWALE.
6. THE SWALE SHOULD BE INSPECTED PERIODICALLY AND AFTER ANY STORM GREATER THAN 0.5" OF RAINFALL IN 24 HOURS TO DETERMINE ITS CONDITION. RILLS AND DAMAGED AREAS SHOULD BE PROMPTLY REPAIRED AND REVEGETATED AS NECESSARY TO PREVENT FURTHER DETERIORATION.

NOT TO SCALE



CONSTRUCTION SPECIFICATIONS

1. CONSTRUCT PLUNGE POOL TO THE WIDTHS AND LENGTHS SHOWN ON THE PLAN.
2. THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIPRAP SHALL BE PREPARED TO LINES AND GRADE SHOWN ON THE PLAN.
3. EROSION STONE USED FOR THE PLUNGE POOL SHALL MEET THE FOLLOWING GRADATION.
4. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE CONSTRUCTION OF THE PLUNGE POOL.
5. ALL DAMAGE TO THE GEOTEXTILE FABRIC SHALL BE IMMEDIATELY REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
6. THE EROSION STONE MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE THICKNESS THICKNESS SHOWN ON THE PLAN.
7. THE EROSION STONE SHALL BE PLACED IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.



NOTES

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SLEW AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4"-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SLOPE SIDES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2"-5" (DEPENDING ON BLANKET TYPE) AND STAPLED. TO INSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE BLANKET BEING OVERLAPPED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.



- A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

NOTES:

- * HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

- ** IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.**

EROSION CONTROL BLANKET - SWALE NOT TO SCALE



MAINTENANCE

1. SEDIMENT SHALL BE REMOVED AND THE TRAP SHALL BE RESTORED TO ITS ORIGINAL CAPACITY WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN STORAGE VOLUME. SEDIMENT REMOVED SHALL BE DISPOSED OF SO THAT IT DOES NOT CAUSE A SEDIMENT PROBLEM TO THE DRAINAGE AREA.
 2. THE STRUCTURE SHALL BE CHECKED BI-WEEKLY AND AFTER EVERY MAJOR STORM TO INSURE THAT IT IS WORKING PROPERLY AND IS NOT DAMAGED. DAMAGE TO THE STRUCTURE SHALL BE REPAIRED IMMEDIATELY.
 3. 3/4" STONE SHALL BE CHECKED DURING INSPECTION AND REPLACED WHEN THE OPENINGS IN THE STONE HAVE BECOME CLOGGED.
- WHEN THE DRAINAGE AREA FLOWING INTO THE BASIN HAS BEEN FULLY STABILIZED, THE TRAP SHALL BE REMOVED AND THE BASIN ARE VENTATED USING LOAM AND SEED WITH MULCH (OR SOD IF NECESSARY) WITHIN 72 HOURS OF THE REMOVAL OF THE BASIN.

TEMPORARY SEDIMENT TRAP (TST) OUTLET



MAINTENANCE

THE OUTLET PROTECTION SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY. THE CHANNEL IMMEDIATELY BELOW THE OUTLET SHOULD BE CHECKED TO SEE THAT EROSION IS NOT OCCURRING. THE DOWNSTREAM CHANNEL SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT THAT COULD CHANGE FLOW PATTERNS AND/OR TAILWATER DEPTHS ON THE PIPES. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE OUTLET PROTECTION APRON.

CONSTRUCTION SPECIFICATIONS

1. THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC, AND RIPRAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK OR GRAVEL USED FOR FILTER OR RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP. DAMAGED AREAS OF THE GEOTEXTILE SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA AND SECURING IT COMPLETELY TO THE SUBGRADE. ALL OVERLAPS REQUIRED FOR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

FLARED END SECTION

NOT TO SCALE



STRUCTURE D

SPACING BETWEEN

1. L = DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION
2. CHECK DAM SHALL BE CONSTRUCTED 2" TO 3" STONE WITH COMPLETE DITCH OR SWALE TO INSURE THE CENTER OF THE STRUCTURE IS LOW TO THE EDGES.

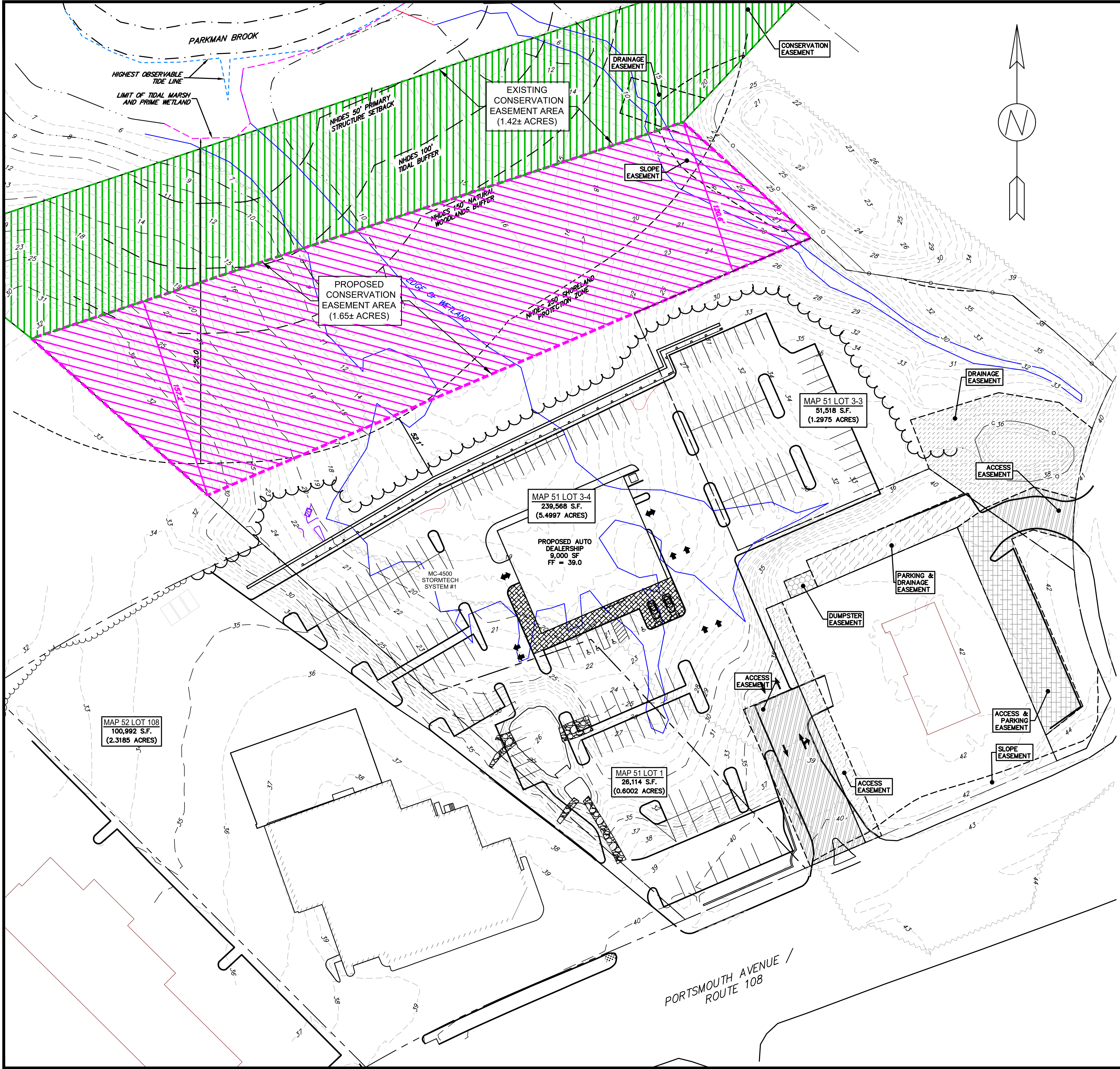
MAINTENANCE

TEMPORARY GRADE STABILIZATION STRUCTURES SHOULD BE MAINTAINED AT LEAST DAILY DURING PROLONGED STORMS. ANY NECESSARY REPAIRS SHOULD BE IMMEDIATELY MADE. PARTICULAR ATTENTION SHOULD BE GIVEN TO THE DOWNSTREAM TOE OF THE STRUCTURE. WHEN THE STRUCTURE IS DAMAGED, THE PORTION SHOULD BE BROUGHT TO THE EXISTING CHANNEL GRADE. THE STRUCTURE SHOULD BE SEEDED, AND MULCHED. WHILE THIS PRACTICE IS NOT INTENDED TO PREVENT SEDIMENT TRAPPING, SOME SEDIMENT WILL ACCUMULATE BEHIND THE STRUCTURE. IT SHALL BE REMOVED FROM BEHIND THE STRUCTURES WHEN IT EXCEEDS THE ORIGINAL HEIGHT OF THE STRUCTURE.

CONSTRUCTION SPECIFICATIONS

1. STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DESIGN PLANS AT THE APPROPRIATE SPACING.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
3. SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE REQUIREMENTS IN THE APPROPRIATE VEGETATIVE BMP.
4. STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THE VEGETATION HAS BEEN COMPLETED.

STONE CHECK DAM



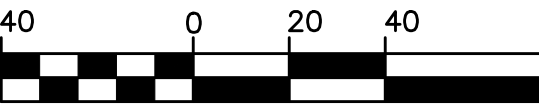
SITE NOTES

1. THE PARCELS ARE SHOWN ON THE TOWN OF EXETER ASSI TAX MAP 51-LOT 1, LOT 3-3, AND LOT 3-4.
2. THE PARCELS ARE LOCATED IN THE C-2 HIGHWAY COMME THE PARCELS ARE ALSO PARTIALLY WITHIN THE TOWN OF CONSERVATION DISTRICT, SHORELAND DISTRICT, AND FLOO DISTRICTS AND THE NHDES SHORELAND PROTECTION ZONE
3. OWNER OF RECORD: P:
MAP 51 LOT 1:
DADE AUTO HOLDINGS REALTY TRUST 21
DANIEL J. ENKING, TRUSTEE (C
140 PORTSMOUTH AVENUE
EXETER, NH 03833
RCRD BK.5983 PG.#1921
MAP 52 LOT 3-3:
DADE AUTO HOLDINGS REALTY TRUST 51
DANIEL J. ENKING, TRUSTEE (1
140 PORTSMOUTH AVENUE
EXETER, NH 03833
RCRD BK.5983 PG.#1921
MAP 52 LOT 3-4:
DADE AUTO HOLDINGS REALTY TRUST 2:
DANIEL J. ENKING, TRUSTEE (E
140 PORTSMOUTH AVENUE
EXETER, NH 03833
RCRD BK.5983 PG.#1921
4. HORIZONTAL DATUM IS NAD83 (2011) PER STATIC GPS OE DATUM IS NAVD88 PER STATIC GPS OBSERVATIONS. THE 1
5. IN MAY AND JUNE OF 2022, CYNTHIA M. BALCIUS CWS, C ENVIRONMENTAL LLC (SRE) COMPLETED A WETLAND DELINI REFERENCED SITE AND A VERNAL POOL ASSESSMENT.

LEGEND

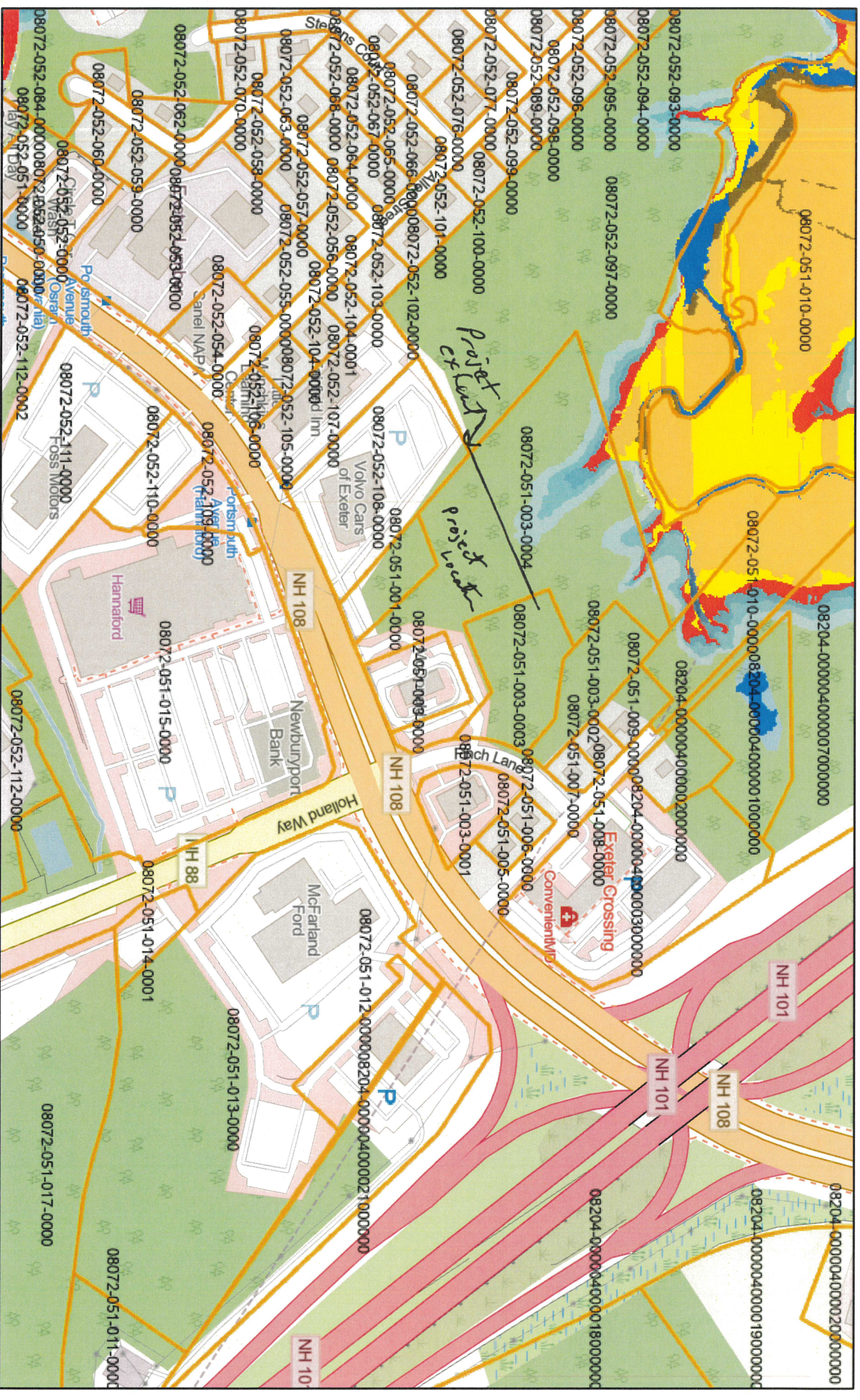
- EXISTING CONSERVATION EA !
- PROPOSED CONSERVATION E.

GRAPHIC :



(IN FEET

NH Coastal Viewer Map



10/14/2025, 8:55:01 AM

Parcels
SLAMM 2022 - 0.5-m SLR at Year 2050
Mud flat
Salt marsh

Tidal water
Tidal wetland
Transitional salt marsh

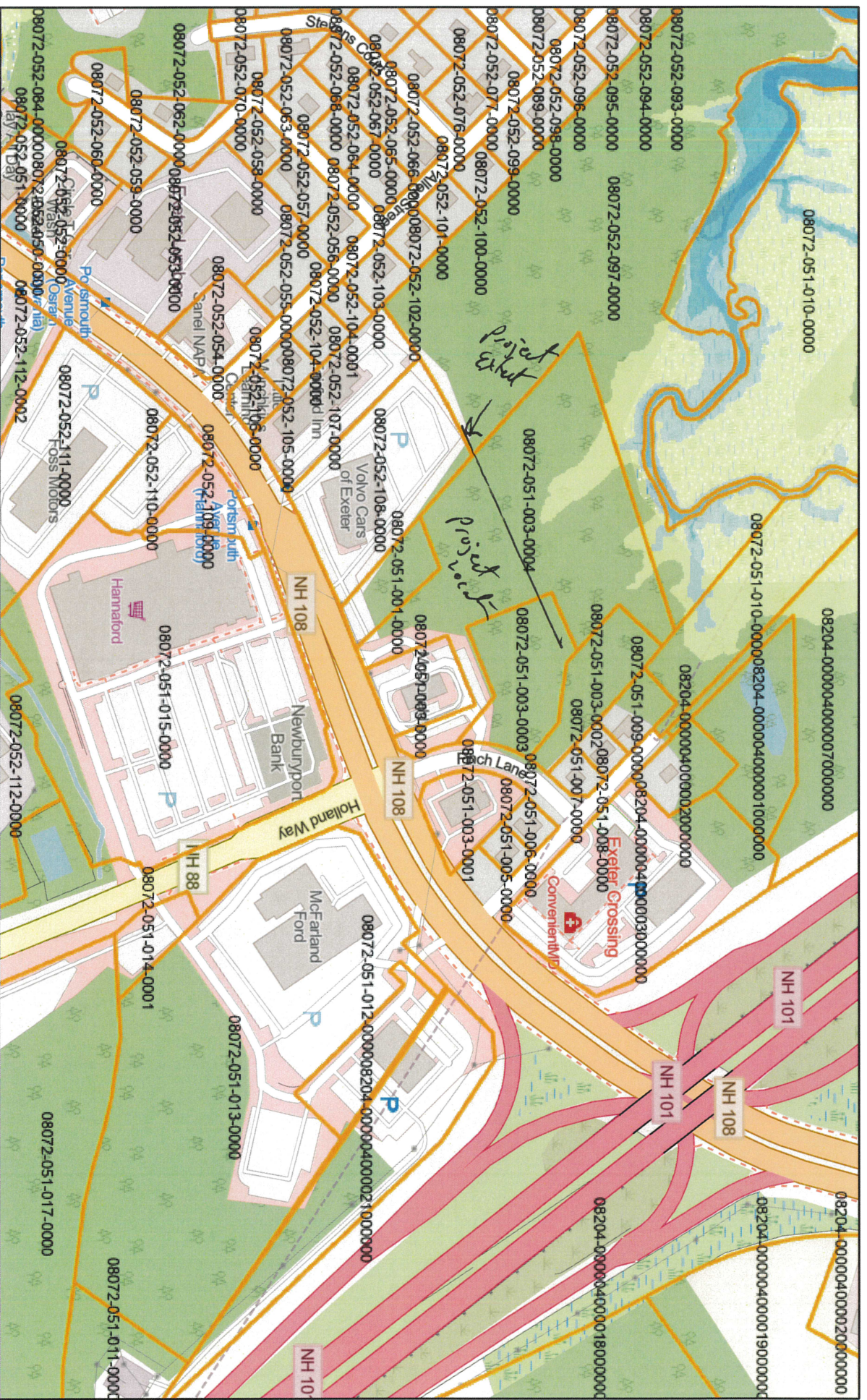
MHHW + 1% Flood + 2-ft SLR
0 - 2
2 - 4
4 - 6
6 - 8
8 - 10
10 +



0 0.03 0.06 0.1 0.12 mi
0 0.05 0.1 0.2 km

NH/DRA, Axiomatic, Inc., Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

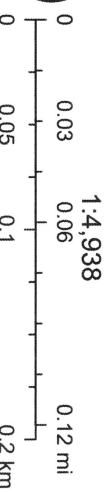
NH Coastal Viewer Map



10/14/2025, 12:03:59 PM

- Parcels
- MHHW + 1-ft SLR
- 2 - 4
- 4 - 6
- 6 - 8
- MHHW + 1% Flood Baseline Extent

0 - 2



NHDRA, Axiomatic, Inc., Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri



TOWN OF EXETER, NEW HAMPSHIRE

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

www.town.exeter.nh.us

DATE: August 15, 2024

TO: Eben Lewis
NH DES Wetlands Bureau
222 International Dr., Suite 175
Portsmouth, NH 03801

RE: Request for Additional 40 Day Extension: Major Impact Wetland Dredge and Fill Wetland Application for 23,418 sq. ft of permanent and 7,636 sq. ft. temporary wetland impacts for a commercial auto dealership

Project Location: 146 Portsmouth Ave. Exeter, NH
Map/Lot: 51-1, 3-3, & 3-4
NHDES File No: 2024-02144

The Exeter Conservation Commission submitted a letter indicating our intent to intervene on NHDES Wetland Application 2024-02144 on July 23, 2024. The Applicant was scheduled to present to the Conservation Commission on August 13th. On the afternoon of August 13th, the Applicant submitted a request to postpone the site walk and presentation of their application (see attached email).

Cursory review of the application questioned the applicant's response to the presence of a Priority Resource Area (PRA). Our review indicted the property contains a wetland adjacent to a Tier 3 stream connected to Great Bay, a prime wetland, and a brackish marsh. The application also stated the impacts are outside of Town of Exeter's Shoreland Protection District but impacts are unclear as there are inaccuracies with how that district was delineated. The Commission also expressed concerns the project would impact a transitional marsh migration pathway [baseline conditions with a 1% storm surge] and that it does not address stormwater impacts during the settling/surcharging period, which the applicant informed Town staff may take several years.

We would like an opportunity to meet with the applicant to better understand their application response regarding PRAs, and to address our additional concerns. We request the Department defer their decision for an additional 40 days, or until the Applicant is available to present their proposal to the Commission.

David Short
Chair, Exeter Conservation Commission

cc: Melissa Rusinski, NHDES Concord
Encl: Email from Cindy Balcius



Kristen Murphy <kmurphy@exeternh.gov>

RE: today's site walk and meeting

1 message

Cindy Balcius <cbalcius@stoneyridgeenv.com>

Tue, Aug 13, 2024 at 3:10 PM

To: Kristen Murphy <kmurphy@exeternh.gov>

Cc: Alan Roscoe <aroscoe@tfmoran.com>, Jonathan Smith <js@warrenstreet.coop>, Daniel Enxing <dan@volvocarsexeter.com>

Hi Kristen...I just wanted to let you know that we would like to postpone the project site walk and meeting tonight and will get back in touch shortly more than likely to schedule on your next meeting cycle....

Thanks for your assistance!

Sincerely

Cindy

Cynthia M Balcius CWS, CSS, CPESC

Principal/Senior Project Manager

Stoney Ridge Environmental LLC

[8 Kiana Road](#)

[Alton, NH 03809](#)

[\(603\)776-5825](#)

cbalcius@stoneyridgeenv.com

From: Kristen Murphy <kmurphy@exeternh.gov>**Sent:** Tuesday, August 6, 2024 9:04 AM**To:** Cindy Balcius <cbalcius@stoneyridgeenv.com>**Subject:** Re: [146 Portsmouth Ave Exeter](#)

OK thanks for the update. Google drive maybe?

On Mon, Aug 5, 2024 at 4:29 PM Cindy Balcius <cbalcius@stoneyridgeenv.com> wrote:

Hi Kristen the file is to big for your email server....we are trying to reduce it even more right now to send over.....

Thanks



TOWN OF EXETER, NEW HAMPSHIRE

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www.town.exeter.nh.us

DATE: October 15, 2024

TO: Kristin Duclos
NH DES Wetlands Bureau
222 International Dr., Suite 175
Portsmouth, NH 03801

RE: Request for Additional 2 Day Extension: Major Impact Wetland Dredge and Fill Wetland Application for 23,418 sq. ft of permanent and 7,636 sq. ft. temporary wetland impacts for a commercial auto dealership

Project Location: 146 Portsmouth Ave. Exeter, NH
Map/Lot: 51-1, 3-3, & 3-4
NHDES File No: 2024-02144

The Exeter Conservation Commission held a site walk and met with the project's wetland scientist Cindy Balcius, at their regularly scheduled monthly meeting on October 8th, 2024. During that meeting members expressed concerns with quantity of wetland fill and had questions including but not limited to, stormwater controls during the soil compression period, how much soil would be exposed during that period, and whether land conservation was planned for the remainder of the lot. Ms. Balcius suggested she would seek answers to those questions from the project engineer and property owner.

Given the State deadline for comments is November 11th, Ms. Balcius indicated she would request a two day extension from the State to afford the applicant an opportunity to return with stormwater details and answer to the additional questions at the November 12th Conservation Commission meeting. We are submitting this memo to document the commitment of the applicant to return and to indicate our support for the two day extension.

David Short
Chair, Exeter Conservation Commission

cc: Melissa Rusinski, NHDES Concord
Cindy Balcius, Stonyridge



TOWN OF EXETER, NEW HAMPSHIRE

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

www.town.exeter.nh.us

DATE: August 29, 2025

TO: Kristin Duclos
NH DES Wetlands Bureau
222 International Dr., Suite 175
Portsmouth, NH 03801

RE: Statement of Project Concerns: Major Impact Wetland Dredge and Fill Wetland Application for 28,418 sq. ft of permanent and 7,636 sq. ft. temporary wetland impacts for a commercial auto dealership

Project Location: 146 Portsmouth Ave. Exeter, NH
Map/Lot: 51-1, 3-3, & 3-4
NHDES File No: 2024-02144

On behalf of the Exeter Conservation Commission, I would like to restate concerns the Commission has previously expressed about the above-referenced application, for the State's consideration.

In August 13th, 2024, the applicant was scheduled to attend the Exeter Conservation Commission's meeting but withdrew the application. Given the response window, the Commission discussed the application and voted unanimously to express concerns with the degree of wetland impacts and its proximity adjacent to a Tier 3 Stream, prime wetland, and its direct connection to Great Bay. They also expressed concerns over stormwater management during the settling process, indicated the statement in application that the project meets Exeter's shoreland protection district regulations is inaccurate, and expressed concerns over potential impact to a transitional marsh migration pathway. They expressed desire for an opportunity to discuss the application with the applicant before the State acts and sent a letter to the state indicating such.

On October 8, 2024, the applicant attended a site walk and the Commission's monthly meeting. There were a number of questions remaining in addition to those expressed above. Ms. Balcius indicated they would request an extension from NHDES and return to address the additional questions, so the Commission submitted a letter supporting the extension. The applicant did not return before the Commission again for this project. In April 2025, Volvo presented a redesign to their existing site, which the Commission supported. It was assumed that redesign replaced the need for this project.

The concerns expressed in August 2024 remain, as do the following additional comments and questions raised in October:

- A significant amount of fill proposed in an ecologically sensitive area.
- What will the estimated time for dewatering of the fill be given its depth of 23' at the deepest point according to the applicant.
- What stormwater controls will be implemented during the dewatering period.
- How exposed soils are going to be addressed during the dewatering period.

- Why the application did not include a tidal component.
- How the design accommodates predicted sea level rise in this area.
- Whether reducing the footprint by using a 2-story building is feasible.
- What the risk or likelihood of failure of the retaining wall would be.
- Concerns over the categorization of “temporary impact” from the compression, given the depth and duration of the fill/sheet piling.
- Whether the applicant is planning to conserve any portion of the property.
- Whether in-lieu fees could be used for the Pickpocket Dam removal project

We prefer the applicant to return to the board for an opportunity to address our questions and to provide the public a similar opportunity, and request the State ensure these concerns are addressed through their project review process.



David Short
Chair, Exeter Conservation Commission

cc: Melissa Rusinski, NHDES Concord
Cindy Balcius, Stonyridge



TOWN OF EXETER, NEW HAMPSHIRE

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

www.town.exeter.nh.us

DATE: October 16, 2025

TO: Kristin Duclos
NH DES Wetlands Bureau
222 International Dr., Suite 175
Portsmouth, NH 03801

RE: Deferment of decision: Major Impact Wetland Dredge and Fill Wetland Application for 28,418 sq. ft of permanent and 7,636 sq. ft. temporary wetland impacts for a commercial auto dealership

Project Location: 146 Portsmouth Ave. Exeter, NH
Map/Lot: 51-1, 3-3, & 3-4
NHDES File No: 2024-02144

The Exeter Conservation Commission did not receive any correspondence from the Applicant until it was delivered electronically the morning of our October 14th meeting, so the application was not able to be added to our agenda. The Applicant has agreed to attend the November 12th Conservation Commission meeting to have an opportunity to have an iterative discussion about our concerns and request the State refrain from any decisions until after that meeting takes so the Commission can have their questions addressed.

A handwritten signature in cursive script, appearing to read "David Short".

David Short
Chair, Exeter Conservation Commission

cc: Eben Lewis, NHDES Portsmouth
Cindy Balcius, Stonyridge