



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

PUBLIC NOTICE **EXETER CONSERVATION COMMISSION** **MONTHLY MEETING**

The Exeter Conservation Commission will meet in the Nowak Room at 10 Front Street, Exeter on
Tuesday, February 10th, 2026 at 7:00 P.M.

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items:

1. Fort Rock Riders Trail Discussion
2. Stone Property Gas Line Maintenance (Brian Chaput, Unitil/Granite State Gas Transmission)
3. ESRLAC vacancies
4. Epping Solid waste Facility Correspondence
5. Committee Reports
 - a. Property Management
 - b. Outreach Events
 - i. Raynes Barn Full Moon Snowshoe Event Report
 - ii. Art in the Barn Event Planning
 - iii. Rain Barrel Program – Distribution Date: April 18
 - c. Other Committee Reports (River Study, Sustainability, Energy, Tree, CC Roundtable)
6. Approval of Minutes: 12/9/25 Meeting, 1/13/26 Meeting
7. Correspondence

Other Business

8. Next Meeting: 3/10/26, Submission Deadline 2/27/26

Dave Short

Exeter Conservation Commission

Posted February 5th, 2026 Exeter Town Website and Town Office kiosk.

ZOOM Public Access Information:

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

To access the meeting, click this link: <https://us02web.zoom.us/j/82066428861>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 820 6642 8861

Please join the meeting with your full name if you want to speak.

Use the "Raise Hand" button to alert the chair you wish to speak. On the phone, press *9.

More instructions for how to access the meeting can be found here:

<https://www.exeternh.gov/townmanager/virtual-town-meetings>

Contact us at extvg@exeternh.gov or 603-418-6425 with any technical issues.

**TOWN OF EXETER
PLANNING DEPARTMENT MEMORANDUM**

Date: February 4th, 2026
To: Conservation Commission Board Members
From: Kristen Murphy, Conservation & Sustainability Planner
Subject: February 10th Meeting

1. FRR Trail Proposal

The trail users who discussed future trail needs have put together a package for your review and input. It includes their trail project goals as well as those goals overlaid on the trail to wildlife

2. Stone Property Gas line

Your packet includes correspondence from the gas company regarding maintenance of an existing gas line within the Stone Conservation Property and given the size of the maintenance area and the potential to require a larger space than the deeded easement, we have asked the applicant to present the project to you all. The applicant is reviewing the project with their consultant, and if wetlands are present within the work area, this request may be deferred until they file wetland applications, so you only need to take action once.

Suggested Motions:

_____ *We have reviewed the proposal and feel the work IS IN COMPLIANCE with the terms of the conservation deed (as proposed) (with the following amendments/conditions):*

_____ *We have reviewed the proposal and feel the work IS NOT IN COMPLIANCE with the terms of the conservation deed as noted below:*



FORT ROCK RIDERS



Private group · 2.1K members



2026 TRAIL WORK PRIORITIES

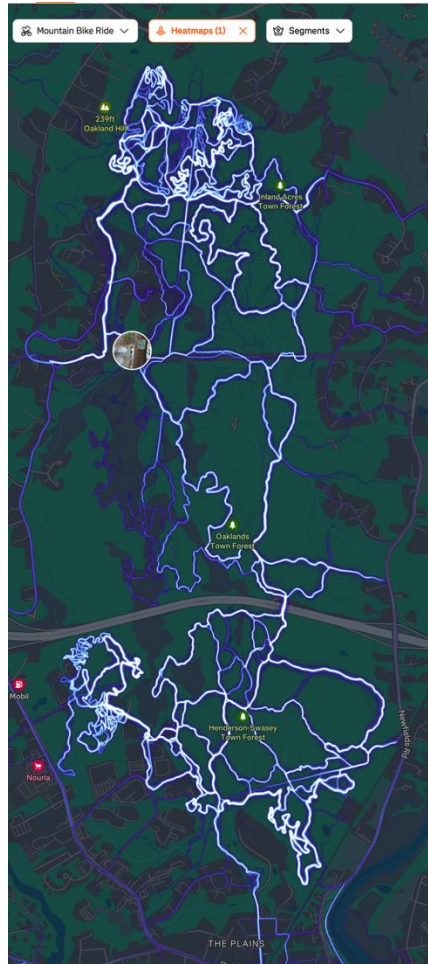
EXETER CONSERVATION COMMISSION

TEUSDAY FEB 10th 2026

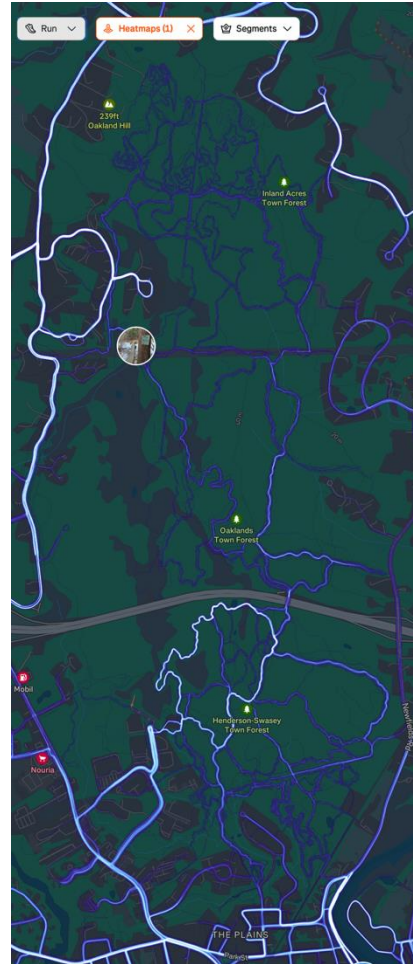
LONG TERM VISION:

Enable a network of trails that helps all users better enjoy the Fort Rock shared use trail system.

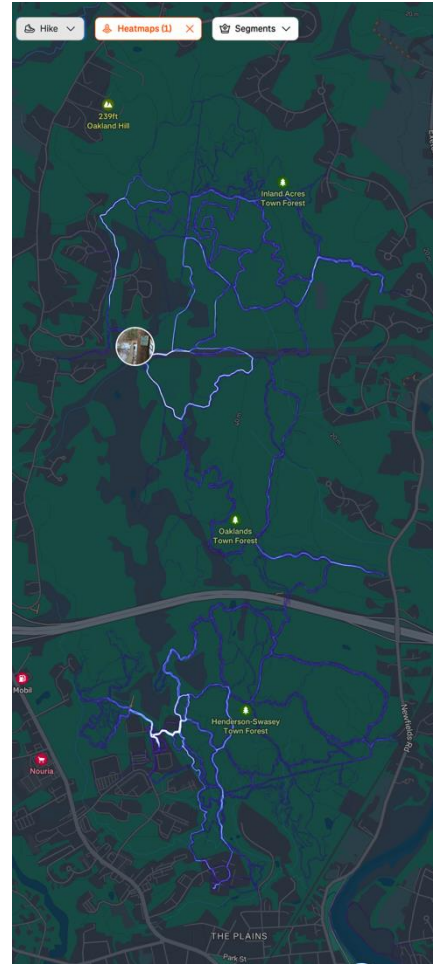
STRAVA HEAT MAP ANALYSIS BY ACTIVITY



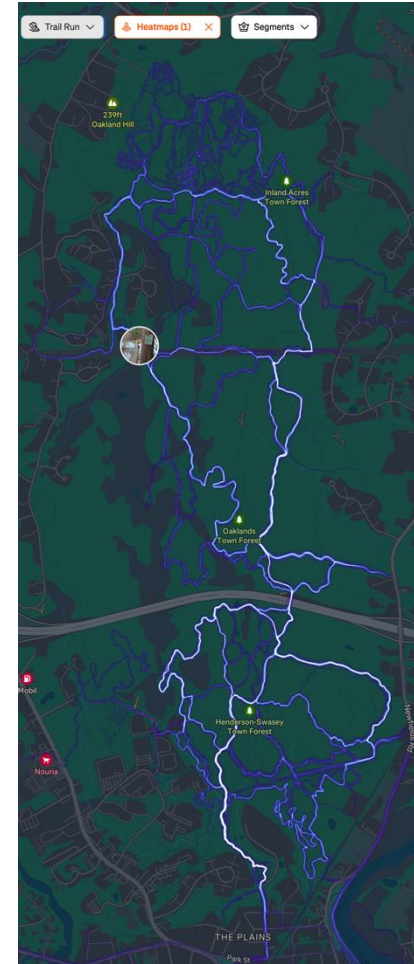
MOUNTAIN BIKE



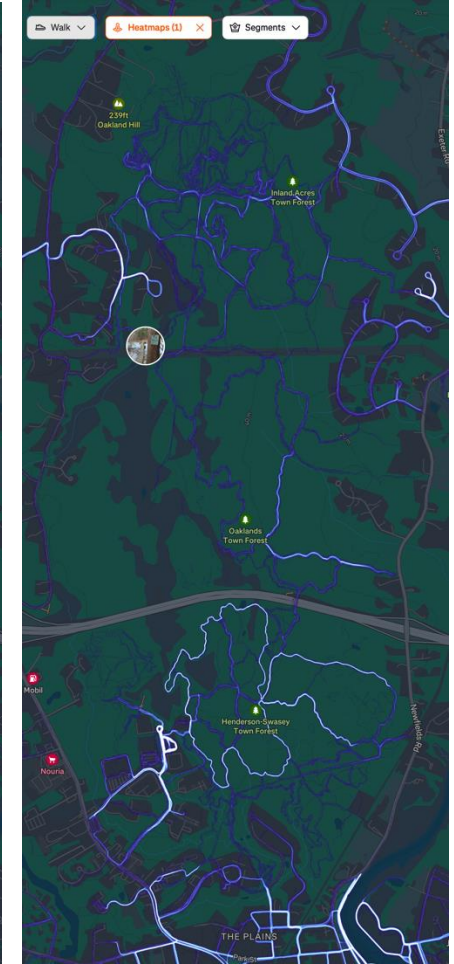
RUN



HIKE



TRAIL RUN

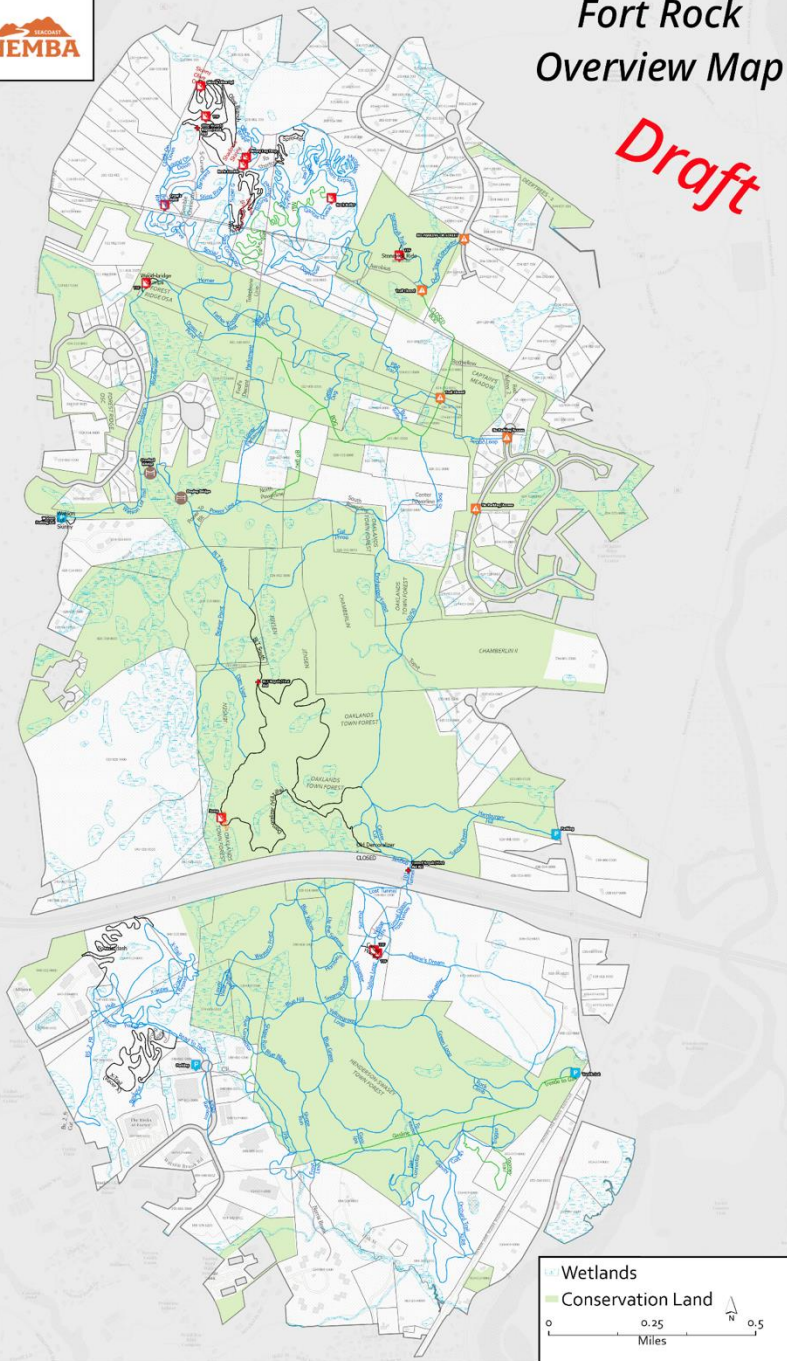


WALK



Fort Rock Overview Map

Draft



VISION: Enable a network of trails that helps all users better enjoy the Fort Rock shared use trail system.

2026 PRIORITIES:

REPAIR + MAINTAIN

- Repair existing end of life bridges
- Ongoing erosion and drainage issues

CREATE BETTER ACCESS

- Create clearer and easier interconnectedness between parking areas
- Enhanced Navigation + Updated Signage
- Provide easier access to / thru tunnel

DISCUSS FUTURE OPPORTUNITIES

- Strategic look at new trail opportunities as the Rugg property is developed.

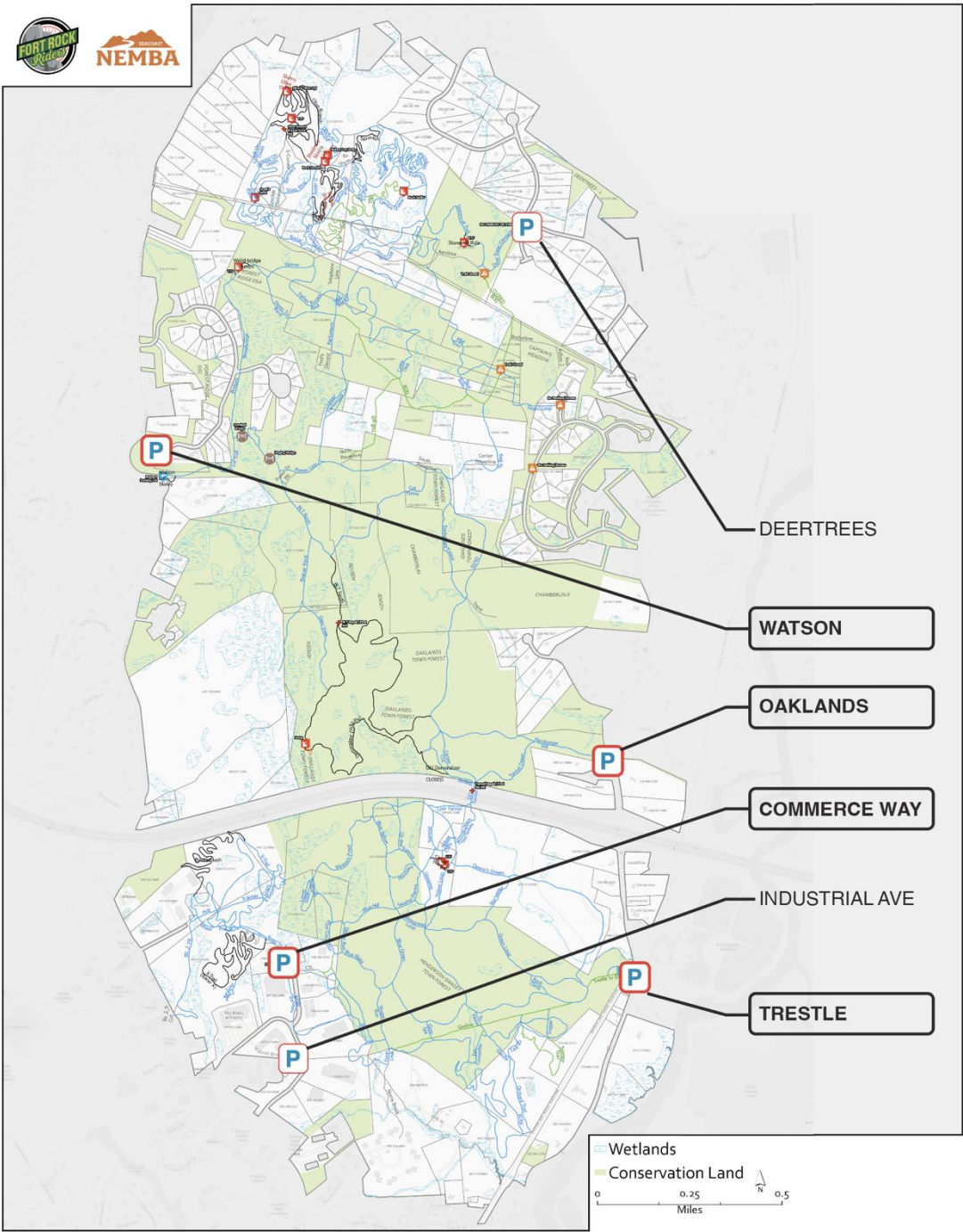
A person wearing a blue jacket and a helmet is riding a mountain bike on a wooden boardwalk that winds through a forest. The boardwalk is made of wooden planks and is surrounded by tall grass and trees. The person is in the distance, riding away from the camera.

A narrow wooden boardwalk or bridge, constructed from weathered planks, crosses a small, dark stream. The boardwalk is supported by wooden posts and is surrounded by dense, leafless trees and tall grasses. The scene is captured in a vertical orientation, with the boardwalk leading from the foreground into the distance.

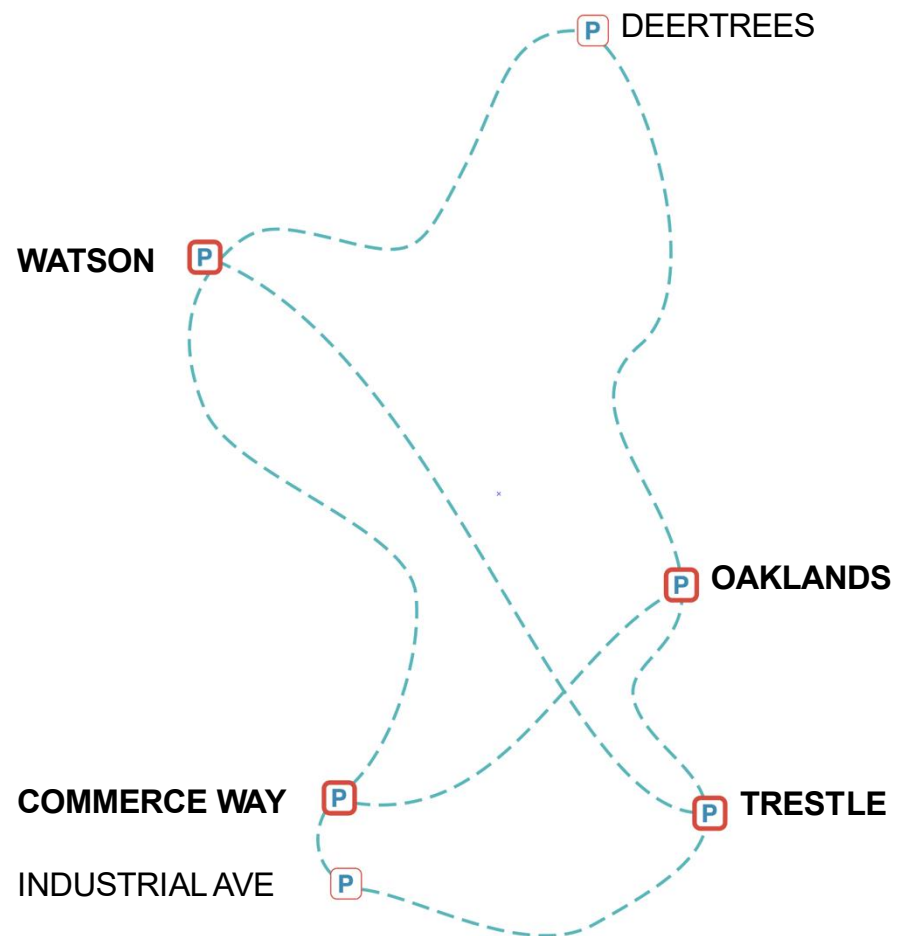
A collage of six photographs documenting the construction of a stone staircase on a wooded hillside. The top photo shows a man in a red shirt and cap using a tool on a rock. The middle row shows close-ups of the stone steps and a yellow wheelbarrow. The bottom row shows workers moving logs and building the wooden frame of the stairs.

[illegible]

REROUTE + CONSOLIDATE BLT + DEMO TRAIL DENSITY



CREATE BETTER ACCESS



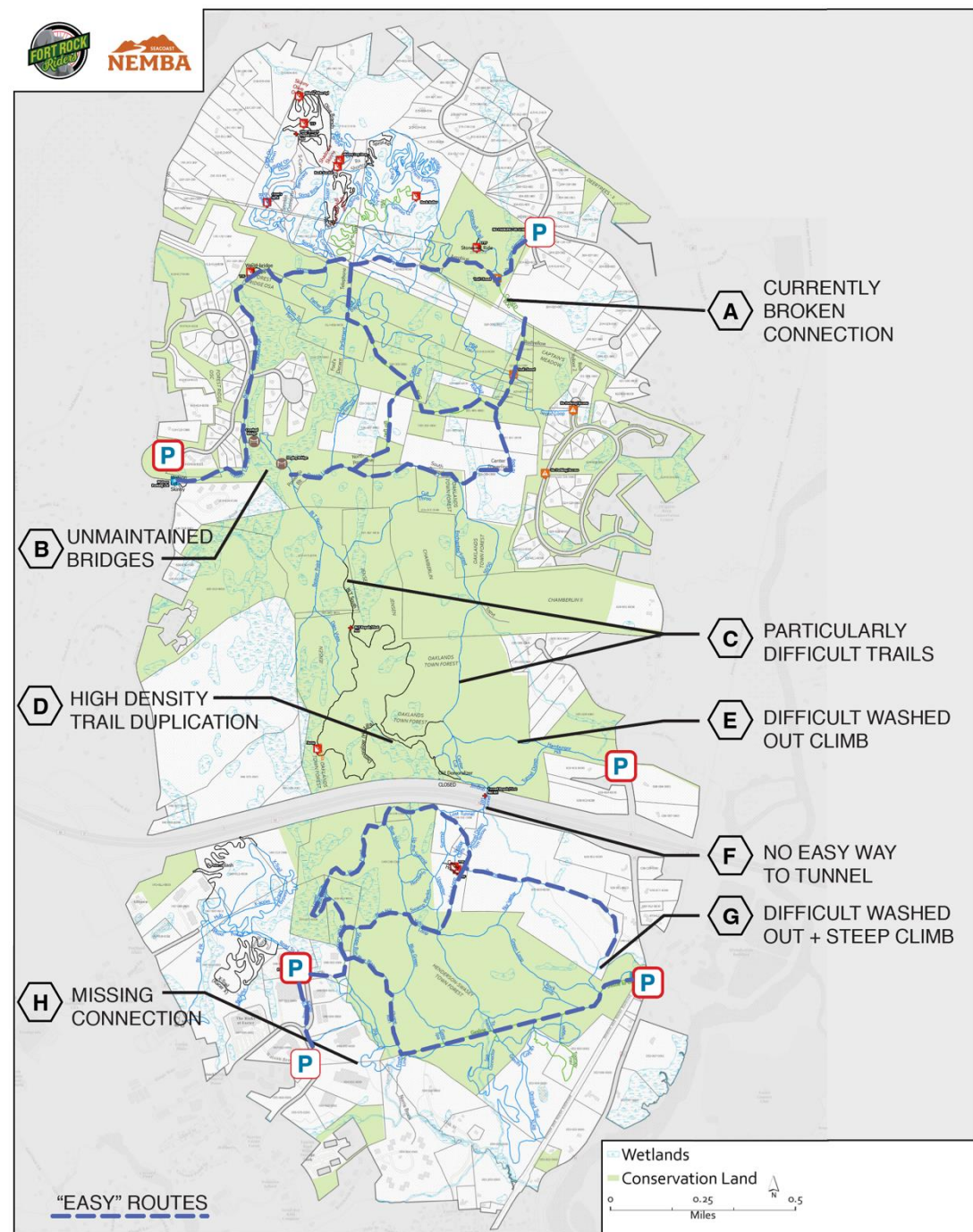
IDEALIZED INTERCONNECTEDNESS BETWEEN THE MAIN PARKING AREAS WITH AN EASY TRAIL NETWORK



CREATE BETTER ACCESS

BARRIERS TO ACHIEVING THE IDEALIZED VISION:

- A** Current break in the network at private property which needs a re-route
- B** Dog Leg bridge and Swamp Plank bridges both are at end of life and need repair. They are as difficult to walk as they are to ride. Recommend repairing dog leg bridge while pond is frozen.
- C** 50/50 and BLT are both expert level trails that make North / South travel difficult for most. This is a major barrier in connectivity between major parking areas
- D** BLT and Demoralizer run parallel here. Both are eroded, difficult and have many braids between each other that poses a navigation challenge
- E** Hamburger Hill is a very eroded trail down the fall line of a steep hill with poor drainage and high speed, bike vs dog walker interaction
- F** The Tunnel, perhaps Fort Rocks most unique feature, is an incredible piece of infrastructure that has no simple approaches from the North or South making it underused and leaving the park split as a result
- G** Dean's Dream trail from Trestle lot, has a steep, eroded climb and a stream crossing making connectivity less than optimal
- H** Underused parking / trailhead at Industrial Way could be better connected to trail system





FORT ROCK RIDERS 2026

REPAIR PRIORITIES

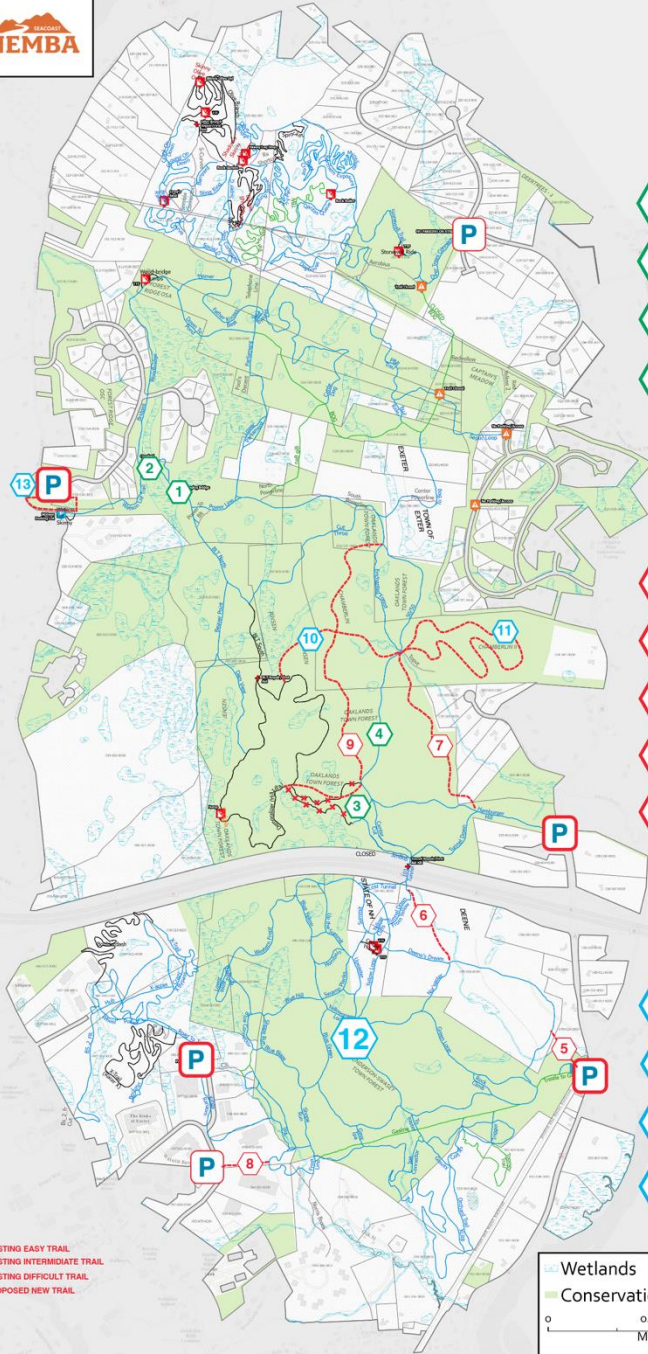
- 1 RESURFACE / REDECK DOGLEGG BRIDGE
- 2 RESURFACE / REDECK SWAMP BRIDGE
- 3 DEMO / BLT CONSOLIDATION AND REWORK
- 4 ADDRESS DRAINAGE AND EROSION ISSUES

ACCESSIBILITY PRIORITIES

- 5 EASY ROUTE FROM TRESTLE TO DEANE'S DREAM
- 6 EASY ROUTE FROM DEANE'S TO TUNNEL
- 7 EASY HAMBURGER HILL CUTOFF TO 50/50
- 8 GAS LINE TO INDUSTRIAL DRIVE PARKING
- 9 EASY ROUTE FROM TUNNEL TO POWERLINES

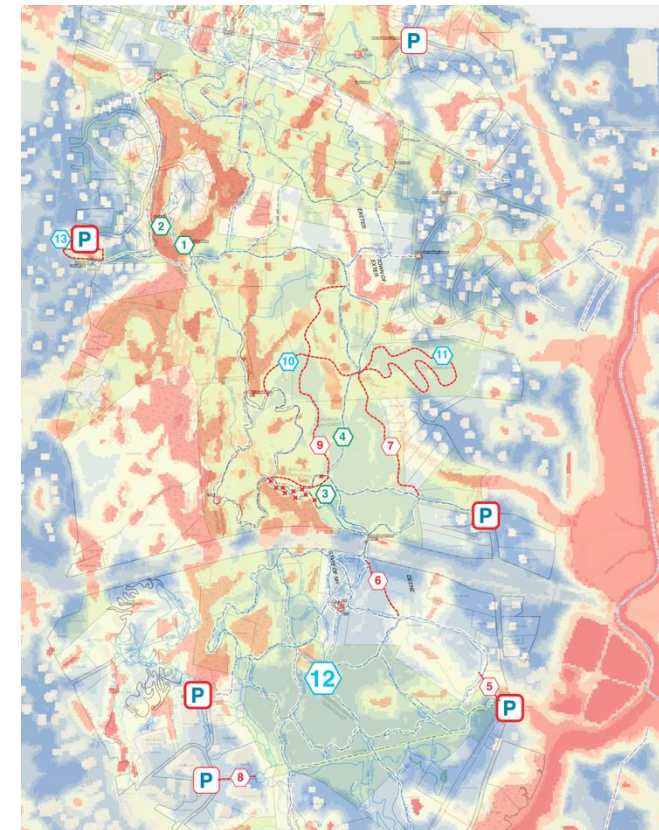
FUTURE OPPORTUNITIES

- 10 CONNECTION BETWEEN BLT AND 50/50
- 11 NEW LIMBERG LOOP
- 12 SOUTH END TRAIL RETHINK (NAMING, NAVIGATION +SIGNAGE)
- 13 FULL NETWORK PARKING ASSESMENT



FRR PROPOSED PROCESS (for discussion)

- REPAIR + MAINTANENCE ONGOING THROUGHT YEAR
- FRR TO SCOPE AND FLAG PROPOSED NEW TRAILS
- WALK NEW TRAILS WITH CON COM FOR APPROVAL
- FFR TO CREATE VOLUNTEER BUILD DAYS



WILDLIFE LAYER VIEW



Kristen Murphy <kmurphy@exeternh.gov>

Re: Fw: 25 Powder Mill Road - Parcel ID 102-006-0000

1 message

Chaput, Brian <chaputb@unitil.com>
To: Kristen Murphy <kmurphy@exeternh.gov>

Mon, Feb 2, 2026 at 7:23 PM

Thank you Kristen and sorry for the delayed response.

Timeframe (season and length)

I am still working on the time frame as we have to perform some line maintenance in East Kingston before we can start this particular job. The East Kingston work is being designed from an engineering stand point as we speak, and I do have an inquiry into engineering on what they believe the lead time is for the design. With that said, I believe the impact on the town property would be about 5 - 6 weeks and we can be flexible on the season and start date.

Ground disturbance

To pressure test the line, we weld risers into the main line to fill the line with water. This hole would be about 8'-10' wide depending on line depth and about 30' long. Some equipment like excavators would be adjacent to the hole to facilitate welding and pipe handling. The frac tanks and truck parking would be on 4'x16' timber mats. We would need four frac tanks for this water volume, so I would expect two frac tanks wide and two frac tanks deep. The tanks are 9' wide by 45' long. Ideally we would put two timber mats wide (32') by about 140' to allow for the frac tanks and vehicles, plus the excavation.

ROW usage

According to our easement records, Granite State Gas was granted a 35' easement though this parcel. So ideally we would be within the width of easement if we set 32' of timber mats. If we could offset the timber mats to keep the weight of the water off the gas line, then that would be much appreciated because we have to be cautious of the external load applied to the pipe. The 32'x140' footprint would stay the same, just partially outside the easement a bit if allowed.

Water discharge

We use certified potable water for this pressure test. Four frac tanks would hold approximately 84,000 gallons of water. The test requires 66,000 +/- gallons. We purchase extra water because it is cheaper than running out. Any water that is pumped into the line is hauled off by Clean Harbors for treatment. Surplus water is generally discharged in an upland area through standard dewatering techniques.

I hope this provides some context and I really appreciate your time with this request. I am happy to answer any questions.

Thank you,

Brian

From: Kristen Murphy <kmurphy@exeternh.gov>
Sent: Monday, February 2, 2026 12:58 PM
To: Chaput, Brian <chaputb@unitil.com>
Subject: Re: Fw: 25 Powder Mill Road - Parcel ID 102-006-0000

Hi Brian,

The chair asked for a description of the work to determine if time before the board was necessary. We can either have a quick chat or if you want to put together a description that would work too. I have a 1 and a 2:30 meeting today. Free otherwise.

Kristen

On Mon, Feb 2, 2026 at 12:45 PM Chaput, Brian <chaputb@unitil.com> wrote:

Thank you for getting back to me Kristen. I can definantly go over those details. We did this same project in Newton, NH last summer and everything went well.

Would I get a spot on the agenda for a certain time? My son has basketball practice until 6:50 in Stratham, so I would need to make arrangements for someone to bring him to practice if I need to be there for the start of the meeting.

Thank you very much,

Brian

From: Kristen Murphy <kmurphy@exeternh.gov>
Sent: Monday, February 2, 2026 10:10 AM
To: Chaput, Brian <chaputb@unitil.com>
Subject: Fwd: Fw: 25 Powder Mill Road - Parcel ID 102-006-0000

Hi Brian,

Steve Cronin shared your email with me. The property mentioned is conservation land managed by the Towns ConCom. We have a meeting coming up on Tuesday 2/10. Would you be able to share some specifics about what they can expect? Timeframe (season and length), ground disturbance, whether the need will be located entirely within the ROW or if areas outside are needed too, whether water will be discharged onsite, etc.

Kristen

----- Forwarded message -----

From: **Stephen Cronin** <scronin@exeternh.gov>
Date: Mon, Feb 2, 2026 at 9:45 AM
Subject: Fw: 25 Powder Mill Road - Parcel ID 102-006-0000
To: Kristen Murphy <kmurphy@exeternh.gov>

Stephen Cronin, Director
Town of Exeter Public Works
[13 Newfields Road](#)
Exeter, NH 03833
(603) 773-6161
www.exeternh.gov/publicworks

From: Linda Burbank <lburbank@exeternh.gov>
Sent: Friday, January 2, 2026 10:51 AM
To: Chaput, Brian <chaputb@unitil.com>; Stephen Cronin <scronin@exeternh.gov>
Subject: Re: [25 Powder Mill Road](#) - Parcel ID 102-006-0000

Hi Brian,

I am sending this message to our Public Works Director, Steve Cronin.

Thanks,
Linda

Linda Burbank, GIS Coordinator
Town of Exeter Public Works
[13 Newfields Road](#)
Exeter, NH 03833
(603) 773-6167

On Fri, Jan 2, 2026 at 7:53 AM Chaput, Brian <chaputb@unitil.com> wrote:

Good morning,

My name is Brian Chaput. I work for Granite State Gas Transmission, the 10" natural gas pipeline owned by Unitil that operates in town. As part of federal code, pipeline operators are required to reconfirm their maximum allowable operating pressure (MAOP). To do so, Granite State takes the gas line out of service and fills it with water. The water is then pressurized to a target pressure for eight hours. 2026 will be the third year of this multi-year program.

In 2026, Granite State is aiming to pressure test from a main line valve (MLV) on Main Street in East Kingston to our MLV and regulator station on Epping Road in Exeter. This is about 26,000' of pipe. Parcel 102-006-0000 at [25 Powder Mill Road](#) is owned by the Town of Exeter and is a property which grants an easement to Granite State/Unitil.

This parcel is almost half the distance between the East Kingston MLV and the Epping Road MLV. With this said, I would like to ask the Town of Exeter for permission to temporarily utilize this property to facilitate this pressure test work. I would propose to begin the two-month project in late April.

If there is another person or department I should contact, it would be greatly appreciated if you could let me know.

Thank you very much,

Brian Chaput
Supervisor, Gas Transmission Operations, Maintenance & Compliance
Unitil/Granite State Gas Transmission
603-294-5146
chaputb@unitil.com

[325 West Road](#)
Portsmouth, NH 03801

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Linda Burbank, GIS Coordinator
Town of Exeter Public Works

[13 Newfields Road](#)
Exeter, NH 03833
(603) 773-6167
www.exeternh.gov/publicworks

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Kristen Murphy
Conservation and Sustainability Planner
Town of Exeter
[10 Front Street, Exeter, NH 03833](#)
(603) 418-6452

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Kristen Murphy
Conservation and Sustainability Planner
Town of Exeter
[10 Front Street, Exeter, NH 03833](#)
(603) 418-6452

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, That we, **WALTER A. STONE** and **HELEN M. STONE**, husband and wife, of 120 Kingston Road, Exeter, County of Rockingham, State of New Hampshire,

FOR CONSIDERATION PAID, grant to **TOWN OF EXETER**, a municipal corporation duly organized and existing under law, with a place of business at 10 Front Street, Exeter, County of Rockingham, State of New Hampshire,

WITH WARRANTY COVENANTS, the following described premises:

A certain tract or parcel of land, without buildings, situated on the southwesterly side of Powder Mill Road, Exeter, County of Rockingham, State of New Hampshire, and being shown and described on plan of land entitled "Standard Boundary Survey for land owned by Walter A. & Helen M. Stone known as Tax Map 102, Lot 6 located at 25 Powder Mill Road Exeter, N.H." prepared by Knight Hill Land Surveying Services, Inc., dated Feb. 2005, which plan is recorded in the Rockingham County Registry of Deeds as Plan # D-32415, and being more particularly bounded and described as follows:

Beginning at an iron pin found at the end of a mesh fence at the northwesterly corner of the within described premises at land now or formerly of Richard G. Connell and Neil J. Connell as shown on said plan; thence South 50° 12' 41" East by Powder Mill Road 318.56 feet to an iron pin; thence South 53° 50' 54" East by Powder Mill Road 153.86 feet to an iron pin; thence by an arc of a curve to the right having a radius of 675.00 feet continuing by Powder Mill Road a distance of 149.75 feet to an iron pin and South 41° 08' 13" East still by Powder Mill Road 289.08 feet to a drill hole set in a stone wall at other land of the Town of Exeter; thence turning and running for four courses by land of the Town of Exeter and in part by a stone wall and a fence as follows:

South 15° 34' 13" West 127.72 feet; North 88° 40' 45" West 507.68 feet; North 88° 12' 51" West 248.27 feet and North 85° 43' 42" West 197.00 feet to a flagged nail set in a thirty inch white pine tree at land now or formerly of Anthony Berke, Trustee and Michelle Berke, Trustee of Berke Family Trust of 2002; thence

010942

2005 FEB 17 AM 11:20

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

North 87° 22' 53" West 147.51 feet by land of said Berke Family Trust of 2002 to an iron pin at land now or formerly of Richard G. and Neil J. Connell; thence turning and running North 33° 43' 56" East by land of said Connell 836.31 feet to the iron pin at the point of beginning. Said tract or parcel of land contains 10.66 acres.

This conveyance is made subject to an easement from Wallace A. Stone and Walter A. Stone to Allied New Hampshire Gas Company, dated October 5, 1955 and recorded in the Rockingham County Registry of Deeds at Book 2372, Page 185 and a Right of Way Agreement Easement Deed from Walter A. Stone and Helen M. Stone to Portland Natural Gas Transmission System and Maritimes & Northeast Pipeline, L.L.C. dated February 24, 1988 and recorded in said Registry of Deeds at Book 3277, Page 562.

Meaning and intending to convey, however the same may be bounded and described, the sixth parcel described in Warranty Deed of Walter A. Stone and Helen M. Stone to Walter A. Stone and Helen M. Stone as joint tenants with rights of survivorship, dated February 29, 1996 and recorded in the Rockingham County Registry of Deeds, at Book 3143, Page 962.

The Town of Exeter acknowledges that it will maintain the property hereinabove conveyed as conservation land in its natural and undeveloped state and that the property shall remain as open space in perpetuity.

The above described premises are not the homestead property of the Grantors.

Executed this 17th day of February 2005.

Walter A. Stone
WALTER A. STONE

Helen M. Stone
HELEN M. STONE

**STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM**

February 17, 2005

Personally appeared, **WALTER A. STONE** and **HELEN M. STONE**, known to me, or satisfactorily proven to be the persons whose name are subscribed to the foregoing and acknowledged that they executed the same for the purposes therein contained.

Before me,

Lynn D. Morse
Justice of the Peace/Notary Public
Type or Print Name: Lynn D. Morse
My Commission Expires: 2.6.2007

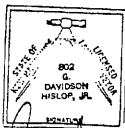
PLAN REFERENCES:

- 1.) "PLAN OF LAND IN EXETER, N. H. PREPARED FOR WALTER A. & HELEN M. STONE" BY PLAISTOW CONSULTANTS, DATED AUG. 1, 2002, RCRD PLAN # D-30080.
- 2.) "PLAN OF LAND IN EXETER, N. H. MUNNEWELL PRIVELEGE AT KINGS FALLS CLEVENSON AUTOMOTIVE FABRICS, INC. BY JOHN W. DURGIN ASSOC., DATED JUNE 1975 RCRD PLAN # D-10095.
- 3.) "SUBDIVISION OF LAND IN EXETER, N. H. AS DRAWN FOR ROBERT F. CONNELL" BY VERNON W. DINGMAN, III, DATED SEPT. 1974, RCRD PLAN # C-4847.

GENERAL NOTES:

- 1.) THE EXISTING SITE DETAILS ON THIS PLAN ARE THE RESULTS OF AN ON THE GROUND FIELD SURVEY AND AS LOCATED FROM A RANDOM CLOSED TRAVERSE WITH AN RAW ERROR OF CLOSURE OF 1/55,000. THERE WAS APPROXIMATELY 12" OF SNOW ON THE GROUND AT THE TIME OF FIELD SURVEY. THE SURVEYED PROPERTY SHOWN IS A VACANT LOT MOSTLY FIELD. EXETER RIVER WAS NOT FIELD LOCATED.
- 2.) SUBJECT LOT SUBJECT TO A RIGHT OF WAY AGREEMENT EASEMENT IN FAVOR OF PORTLAND NATURAL GAS TRANSMISSION SYSTEM & MARITIMES & NORTHEAST PIPELINE, L.L.C. PER RCRD BK. 3277 PG. 562. SEE ALSO RIGHT OF WAY AGREEMENT DEED IN FAVOR OF ALLIED NH GAS CO. PER RCRD BK. 1372 PG. 185 PERTAINING TO A 35 FT. WIDE EASEMENT APPROX. WITHIN THE 50 FT. WIDE EASEMENT DEPICTED HEREON. SEE ALSO DEED OF LIMITED RELEASE OF EASEMENT RIGHTS PER RCRD BK. 3253 PG. 1391 PERTAINING TO AN OLDER EASEMENTS RIGHTS FOR THE TRANSPORTATION OF ANY FUEL OTHER THAN NATURAL OR ARTIFICIAL GAS.

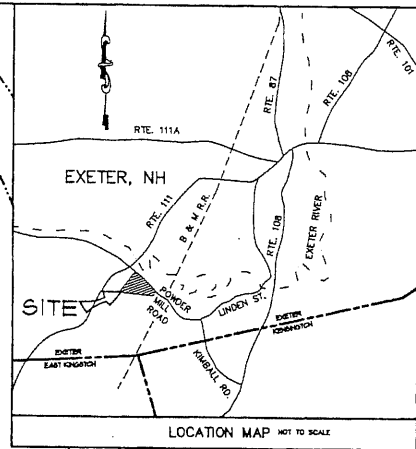
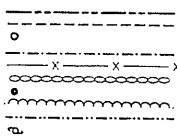
"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.



David H. Hyslop, Jr. FEB. 13, 2005
LICENSED LAND SURVEYOR # 802 DATE

LEGEND

PROPERTY LINE
EDGE OF PAVEMENT
IRON PIPE OR PIN
APPROX. EDGE OF EASEMENT
FENCE AS LABELED
STONE WALL REMNANTS
GASLINE WITNESS POST
APPROX. EDGE OF WOODS
DRAINAGE FLOW PATH
UTILITY POLE



SITE DATA

MAP 102, LOT 6

OWNERS OF RECORD: WALTER A. & HELEN M. STONE
120 KINGSTON ROAD
EXETER, N.H. 03833

DEEDS: R.C.R.D. BK. 3143 PG. 952 (PARCEL 6)
(SEE R.C.R.D. 1071/208 & 564/434)

AREA = 464,182 SQ. FT./10.66 ACRES

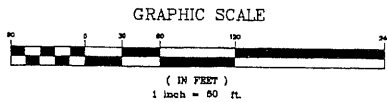
STANDARD BOUNDARY SURVEY

for land OWNED by
WALTER A. & HELEN M. STONE
known as
TAX MAP 102, LOT 6
located at
25 POWDER MILL ROAD
EXETER, N.H.
ROCKINGHAM COUNTY

DATE: FEB. 2005 SCALE: 1" = 60' PROJECT # 1473PNTS

PREPARED FOR:
TOWN OF EXETER
10 FRONT STREET
EXETER, N.H. 03833

PREPARED BY:
KNIGHT HILL LAND SURVEYING SERVICES, INC.
c/o DAVE HYSLOP
34 OLD POST ROAD
NEWINGTON, N.H. 03851
(603) 436-1330



D-32415



Exeter Conservation Commission
Nowak Room
Town Hall
10 Front Street
December 9, 2025
7:00 PM
Draft Minutes

Call to Order

1. Introduction of Members Present (by Roll Call)

Present at tonight's meeting were: Chair Dave Short, Vice-Chair Connor Madison, Andrew Koff, Keith Whitehouse, Valorie Fangor, Nick Campion, Alternates Kyle Welch, Michelle Crepeau, Bill Campbell, and Dan Chartrand, Select Board Representative

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

Chair Short called the meeting to order at 7:00 PM and the members and alternates introduced themselves. Alternate Michelle Crepeau was activated.

2. Public Comment

Silas Richards requested in the spirit of the pedestrian and bicycle plan of the Master Plan that the Commission consider working with property owners and collaborating to get connectivity with trails into different parcels and noted the danger of the 101 Interchange at Epping Road.

Chair Short recommended that Mr. Richards sketch out his plan and contact him to get on the agenda to present it to the Commission.

Action Items

1. Trail Maintenance Update and Future Project Discussion (Toby, Dan and Dave S)

Dan L. of Fort Rock Riders discussed the maintenance and repairs done by the mountain biking group Fort Rock Riders, including building bridges on trails, and advocating for the requirements of the Commission to use the property. He brought to the attention of the Commission that once the Rugg property is developed the intensity of use will likely increase elsewhere. He noted there are many trails that have not been attended to for many years and have condition issues. He described the success he has had with fundraising on the group's Facebook page which funded the purchase of snow dogs (winter tool), maintenance and funded some bridge building days. He showed a map which included hot spots where the use was most often. He would like permission and collaboration to develop trails.

44 Dan proposed making the trails accessible and inclusive on public land for everyone from riders, to dog
45 walkers and hikers. He noted there were also parking challenges.

46
47 Dan noted there are sections of trails that get closed, rerouted and given time to regenerate.

48
49 Mr. Welch noted that a small portion of riders want the more advanced trails. Chair Short noted it is like
50 a ski trail and they can't all be black diamond. Alex with FRR noted that he would like to see a diversity
51 of trails. Mr. Chartrand thanked them for their valuable work on the property and for being inclusive.

52
53 Jonathan, who noted he was a neighbor pointed out the top and bottom left on the map. He noted the
54 bottom left is private property. He questioned how they could bring some of the density in that heat
55 map to the center and take advantage of the public land.

56
57 Ms. Fangor asked if they had a top 10 wish list they could bring in. Dan indicated accessibility to the
58 tunnel would be one priority. Ms. Fangor indicated more detail of what they have in mind would be
59 helpful.

60
61 Mr. Koff indicated he was open to rerouting potential in some areas and agreed the parking issue is real
62 on Watson Road and would also like to see specific ideas of specific segments they would like to
63 develop.

64
65 Chair Short indicated the scope has two points, one is the maintenance of existing trails and the next is
66 the rerouting idea which would need to be coordinated closely with the Commission.

67
68 Mr. Campbell agreed that they should let the Commission know what the projects are and
69 communicate. He noted he appreciated the work FRR has done.

70
71 Chair Short asked the estimated out of pocket materials for the latest round of work and Dan indicated
72 \$2,000 with hundreds of man hours. Dan noted he would put something together for the next meeting
73 and asked what the deal breakers are, the cans and cannots.

74
75 Mr. Campion indicated unchartered growth, rogue trails and cataloguing expansion. He agreed that
76 maintenance was separate from closures and reroutes.

77
78 Ms. Murphy noted she has seen a lot of trail growth since 2008 and erosion on trails that are not
79 designed for the kind of use they are getting. She asked them to consider where the right place is to
80 keep protection of natural resources which is the main goal of the easement, rather than recreation.

81
82 Ms. Murphy noted that there were trails that were approved by the state and she can work to get that
83 information but any new work around the wetlands would need similar permitting in addition to
84 considering where wildlife would be and whether they can handle the intense use. She noted there are
85 riskier areas where resources are.

Mr. Chartrand commented on parking and encouraged the Commission to hear Silas' emerald necklace approach to connectivity.

Dan noted the main concerns are wetlands. Mr. Chartrand noted also the state approval and avoiding natural resource areas. Ms. Murphy noted the intensity of use, the denser use creates a loss of habitat use and so it is important to identify areas that can stand the intensity and leave the less dense areas alone.

Mr. Koff noted he would be opposed to the spaghetti nature of trails used in other places because of the density and impact.

Mr. Madison agreed that prioritizing the list of repairs is important and keeping communication and consultation with the Commission open.

Ms. Murphy encouraged them to track their volunteer hours and expenses, which will provide a full picture of the cost to maintain the property the way it is. Mr. Chartrand indicated it would also qualify as in-kind contribution for grant funding.

2. Committee Reports

a. Property Management – Raynes Farm

i. Stone Property Mowing

Ms. Murphy noted the Stone property which is off Powdermill Road has been mowed to convert the triangular piece to a pasture and she has reached out for haying with no success. She recommended having a contract with Kevin Breen up to \$1,200 under contract services and using some of the remaining stewardship funds.

ii. Raynes Fire & Safety Review

Ms. Murphy shared concerns the fire department had with events. She noted the Deputy Chief put together some analysis and a list of what needs to happen before events are held. She provided the highlights. The number of people went up to 100. She noted the busiest was the pumpkin catapult and the most were 38 people in the barn. She noted 50 people on the main floor is the maximum, 25 on ground floor and those numbers must be visibly posted.

Mr. Whitehouse noted that the mowing around the barn needed to be kept up and they discussed storage of fuel away from the barn. He noted Steven needs 25 days more to finish. Ms. Murphy will put together some estimates for mowing and the porta potty. Chair Short question if the landscaper who does Swasey might be interested in taking care of it.

Ms. Murphy noted the monitored fire alarm was funded through ARPA and is in process but not complete.

Ms. Murphy noted life safety equipment which needs to be installed and maintained such as fire extinguishers, emergency lights and exit signs. She will get an estimate for egress doors.

Ms. Murphy noted that push bars were not practical on the barn door so they would need to commit to keeping doors open during the event. Steven worked to get doors to open outward rather than inward. There are two remaining steps:

- Develop an operating plan to be approved by Chief Pizon; and
- Develop an emergency plan to be approved by Chief Pizon.

Ms. Murphy noted some of the items will need to be budgeted for.

b. Outreach Events

Raynes Farm Solstice Event – 12/21 begin at sunset and go until 6:30/7 PM.

Mr. Whitehouse noted that he got guidance from Chief Pizon on the outdoor event with tour of barn and the doors will be open.

Ms. Murphy asked if that was contingent on fire monitoring system being operational and he indicated no and noted the four emergency lights were fairly inexpensive. Ms. Murphy will check to see how many are required on each floor.

Chair Short asked about funding for snacks.

MOTION: Mr. Koff motioned to approve up to \$100 for refreshments for the event to come from the Conservation Land Administration Fund. Chair Short seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

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

3. Approval of Minutes

November 12, 2025 Minutes

MOTION: Chair Short motioned to approve the November 12, 2025 minutes. Mr. Whitehouse seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

4. End of Year Expenses

Ms. Murphy provided the balance of the Conservation Land Administration fund \$850 and noted there was \$638 in contract services left.

173 MOTION: Mr. Koff motioned to allocate up to \$1,430 to meet the requirements of the fire management
174 plan for the Raynes Barn property for safety requirements. Mr. Whitehouse seconded the motion. A
175 vote was taken, all were in favor, the motion passed unanimously.

176

177 5. Correspondence

178

179 6. Next Meeting: Wednesday, 1/13/26, Submission Deadline: 12/1/25

180

181 7. Adjournment

182

183 ***Chair Short motioned to adjourn the meeting at 8:09 PM. Mr. Madison seconded the motion. A vote***
184 ***was taken, all were in favor, the motion passed unanimously.***

185

186 Respectfully submitted,

187 Daniel Hoijer, Recording Secretary

188 Via Exeter TV

189 Webinar ID: 832 5770 8361

Exeter Conservation Commission
Nowak Room
Town Hall
10 Front Street
January 13, 2026
7:00 PM
Draft Minutes

Call to Order

1. Introduction of Members Present (by Roll Call)

Present at tonight's meeting were: Chair Dave Short, Vice-Chair Connor Madison, Andrew Koff, Keith Whitehouse, Valorie Fangor, Alternates Kyle Welch, Michelle Crepeau, Bill Campbell, Don Clement (electronically) and Dan Chartrand, Select Board Representative

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

Chair Short called the meeting to order at 7:00 PM and the members and alternates introduced themselves. Alternate Kyle Welch was activated.

2. Public Comment

Action Items

1. SnoRaiders Snowmobile Landowner Permission Request

Tom Bassett presented the request on behalf of SnoRaiders Snowmobile Club to use trails and do maintenance.

Ms. Murphy provided a list of conditions from landowner, Laura Barker which Chair Short read out loud.

Mr. Koff noted the horse paddock and driveway by Wason should be avoided. Mr. Bassett noted there are signs up outside the fence and that he was okay with the conditions.

Chair Short asked the number of years the approval is being asked for. Ms. Murphy noted the last approval was one year, some every four and the state does every year. Chair Short recommended making it one year this time.

MOTION: Chair Short motioned to authorize the Chair to sign the landowner permission request for the period of one year subject to the conditions read. Mr. Welch seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

2. Minimum Impact Dredge and Fill application and Revised Wetland Conditional Use Permit Application and Shoreland Conditional Use Permit Update for impacts associated with an Amended Site Plan for the Relocation of Building "D" at the Ray Farm Condos located at Tax Map 47-8 and 47-8.2 (Brendan Quigley, GES; Katharena Morrill, MEI)

Chair Short read the Public Hearing Notice out loud and noted there was an approval back on June 25th and since the applicant has changed the layout of the building. As a result the Commission will need to take action on the wetland CUP. The Planning Board voted last Thursday and approved subject to review by the Commission.

Brendan Quigley of Gove Environmental presented the application. He noted Kat Morrill was present. He reviewed changes in impacts and noted the state application and direct wetland impacts for the first part of the driveway. Change in building location changed impacts a little bit but shoreland impacts are less. Wetland buffer impacts are more complicated. He referenced the Dredge & Fill permit and impact to the driveway where it crosses Watson Brook and a finger wetland. He displayed the current plan and pointed out the corrugated metal pipe to be replaced and upgraded with a 14' open bottom box culvert same as June. He noted a total of 1665 SSF of wetland impact proposed with temporary impacts to construct the wall of 700 SF which will be restored. He noted NH DES had minor questions. He noted Fish and Game does not review habitat anymore it is NH DES. He noted turtles would be excluded from the worksite as noted on the final plans. He reviewed the reduction in shoreland impact which went from 42,000 SF to 40,645 SF.

Mr. Quigley noted the omitted side of the driveway and impacts for grading leading to the trail. He noted the building and number of units are the same size, but the building is shifted back so a large area of shoreland impact is avoided.

Ms. Murphy noted the conditions of the June approval would still apply.

Bruce Scammon noted the change in parking location and addition of bio swale.

Ms. Murphy reviewed the previous conditions.

Mr. Quigley noted the restoration proposals and stated there would be no grading for trails, they are already there.

Mr. Koff asked about the bridge and Mr. Quigley described the change to a walkable version with no golf carts allowed.

Ms. Fangor asked about land to be conserved, and Mr. Quigley indicated it is not an easement, it is an open space in the condominium documents. Mr. Scammon noted they are keeping the original approval. Mr. Quigley described wetland buffer and impacts changing from 1,790 SF of wetland impact and 12,345 SF of buffer impact to 12,806 of buffer impact and 2,400 of wetland impact. He noted temporary impacts were not well defined on the initial application and will be restored with a seed mix.

Mr. Madison asked why the top left is added if shifting the roadway and Mr. Scammon pointed to the 4' added along both sides of the driveway and retaining wall.

MOTION: Mr. Madison motioned that the Commission is in support of the wetland CUP with the conditions previously approved. Mr. Mattera seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

MOTION: Chair Short motioned to send a memo to the state that the Commission has reviewed the application and has no objection as proposed. Mr. Koff seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

3. Trail for People and Wildlife Evaluation Follow Up from Dec. Meeting

Ms. Murphy thanked Linda Burbank with her help putting together the GIS mapping tool which shows areas to avoid in red. She discussed an area to consider rest and rotation that is not designed for heavy use.

Mr. Clement thanked Ms. Murphy for working with her.

Chair Short noted that the group is getting together tomorrow night and he is going to attend.

4. Committee Reports

a. Property Management

i. Raynes Farm

Mr. Whitehouse reported that Steven has about 25 more days of work to be done.

b. Outreach Events

i. Raynes Farm Winter Solstice Event Report – 12/21

Mr. Whitehouse reported over 100 people attended and he would like to do another on February 1st, a full moon walk or snowshoe at 5:30 PM. He reported that he obtained the seasonal permit and got a larger fire extinguisher for the eastern bottom door. He displayed a 50-year-old picture donated by Eric St. Clair.

ii. Art in the Barn Event Planning

Ms. Crepeau noted that they will meet on January 22nd at 11 AM at the Wheelwright Room with the head of the 250th Committee to see when the best time to have it is.

iii. Rain Barrel Program – coupon cost offset \$200, Distribution April? May?

131 Ms. Murphy noted the Commission will contribute \$200 and the first ten purchasers get a
132 discount. Distribution will be on a Saturday at the DPW garage.

133
134 MOTION: Chair Short motioned that the Commission contribute \$200 toward the rain barrel
135 program to be implemented in the spring. Mr. Whitehouse seconded the motion. A vote was
136 taken, all were in favor, the motion passed unanimously.

137
138 c. Other Committee Reports (River Study, Sustainability, Energy, Tree, Roundtable)

139
140 Ms. Murphy reported the Styrofoam bin will be operational in the spring.

141
142 Ms. Murphy reported the Tree Committee was successful in getting their climate relief grant and the
143 target area is Front Street.

144
145 Chair Short asked how long it was good for, considering the drought and Ms. Murphy indicated two
146 years.

147
148 Ms. Murphy noted there will be an opportunity to plant one of the Liberty Elms from the library at
149 the Raynes Knoll. Chair Short noted to plant before it leaf's out in April. Mr. Campbell asked about
150 mowing and Ms. Murphy noted he doesn't mow up there. Mr. Whitehouse noted the area is rocky
151 and will need to be prepared. Chair Short offered to help.

152
153 3. Approval of Minutes

154 December 9, 2025 Minutes - Tabled

155
156 4. Correspondence

157
158 5. Next Meeting: Wednesday, February 10, 2026, Submission Deadline: January 30, 2026

159
160 7. Adjournment

161
162 ***Chair Short motioned to adjourn the meeting at 8:15 PM. Mr. Whitehouse seconded the motion. A***
163 ***vote was taken, all were in favor, the motion passed unanimously.***

164
165 Respectfully submitted,

166 Daniel Hoijer, Recording Secretary
167 Via Exeter TV
168 Webinar ID: 851 8744 1088