



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 SITE WALK

The Exeter Conservation Commission will meet on **Tuesday, June 9th, 2026 at 5:00 P.M at 18 Oaklands Road** to conduct a site walk to inform their project review of the application scheduled for later that evening.

PUBLIC NOTICE EXETER CONSERVATION COMMISSION MONTHLY MEETING

The Exeter Conservation Commission will meet in the Nowak Room at 10 Front Street, Exeter on **Tuesday, June 9th, 2026 at 7:00 P.M.**

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items:

1. Wetland Conditional Use Permit Application from Public Service Co of NH d/b/a Eversource Energy for structure replacement along the existing A126 115kV Transmission Line (*Sherrie Trefry, VHB*).
2. Conceptual project review for Dade Auto Holdings Realty Trust at Tax Map/Lot 51-1,3-4, 3-3 for the construction of a commercial auto dealership and an associated retaining wall. Applicant has received a major impact wetland permit for this project (Permit # 2024-02144) (*Cory Belden, Altus Eng.*)
3. Wetland Conditional Use Permit Application and Minimum Impact Wetland Permit Application to construct a driveway and associated culvert to a proposed single-family home on an existing lot of record at 18 Oaklands Road Map/Lot 11-3. Applicant also requests an amendment to the designated Prime Wetland boundary (*Sergio Bonilla, Mission Wetland & Christian Beals, Beals Assoc.*)
4. Committee Reports
 - a. Property Management
 - b. Outreach Events
 - i. Art in the Barn Event (9/26) and Artists Registration Deadline (6/30)
 - ii. Raynes Barn Open House Celebration Planning
 - c. Other Committee Reports (River Study, Sustainability, Energy, Tree, CC Roundtable)
5. Approval of Minutes: 5/12/26
6. Correspondence

Other Business

7. Next Meeting: 7/14/26, Submission Deadline 7/2/26* (*moved due to holiday)

Dave Short

Exeter Conservation Commission

Posted June 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/89194487707>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 891 9448 7707

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: June 5th, 2026
To: Conservation Commission Board Members
From: Kristen Murphy, Conservation & Sustainability Planner
Subject: June 9th Meeting

1. Eversource

The applicant is seeking a CUP due to wetland buffer related impacts associated with powerline structure replacement.

Suggested Motion:

Wetland CUP

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

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

2. Conceptual for Dade Auto Holdings

The applicant was before the board on December 13, 2022 for an initial conceptual review, October 8th, 2024, and the November 12th, 2025 meeting. The Chair sent a letter to the state recommending denial of the wetland application. On February 5th 2026, the State issued a wetland permit to the applicant, which I have included in your packet. The applicant's representative indicated they have scaled the project back and removed the large retaining wall for a sloped fill. Prior to submitting local permit applications, they would like to discuss the project. Neither the applicant nor the Board shall be bound by these discussions. No motions/board action is required, but comments could be helpful in informing any changes prior to submission.

3. Wetland Conditional Use Permit Application and Minimum Impact Wetland Permit Application

The applicant is seeking to install a driveway for a single-family home on a 13.71 acre lot which would trigger both wetland and wetland buffer impacts. Additionally, the applicant is challenging the boundary for the designated Prime Wetland boundary based on field review as described in the application. Though no impacts to the Prime wetland are proposed, this would alter the 100' locally-enforced prime wetland buffer.

Suggested Motions:

Prime Wetland Boundary Adjustment:

_____ *We have reviewed the field-based wetland mapping and designated prime wetland boundary presented with this application and ARE / ARE NOT supportive of amending the prime wetland boundary to match field conditions [for the following reasons].*

Wetland CUP

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

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

Move to 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 have no objection to the application as proposed.*

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



May 5, 2026

Ref: 22756.00

Langdon Plumer, Chair
Exeter Planning Board
10 Front Street
Exeter, NH 03833

Re: Town of Exeter Conditional Use Permit
A126 Transmission Asset Condition Replacement Maintenance Project
Exeter, New Hampshire

Dear Mr. Plumer:

On behalf of Public Service Company of New Hampshire d/b/a Eversource Energy (Eversource), VHB is submitting this Conditional Use Permit to the Town of Exeter to conduct structure replacement work along their existing 115 kV A126 Electric Transmission Line Right-of-Way (ROW) in the city of Exeter, New Hampshire. This project qualifies for a Conditional Use approval in accordance with Article 9.1 of the Town of Exeter Zoning Ordinance and is required for the proposed work within the wetland buffer.

Conditional Use Permit Proposal

Project Intent

The Public Service Company of New Hampshire d/b/a Eversource Energy (Eversource) intends to conduct structure replacement work along their existing 115 kV A126 Electric Transmission Line Right-of-Way (ROW). The **USGS Site Location** is included in **Attachment A**. The proposed work is part of Eversource's on-going Asset Condition Replacement (ACR) maintenance program conducted to ensure reliable electric service for their customers. Structures proposed for replacement were identified by project engineers as deficient due to weathering, internal rot, and/or woodpecker damage.

Project Description

The project will include the removal of one structure (198) and the replacement of six (6) wooden utility structures (173, 174, 175, 196, 197, and 199) with new weathered steel structures in the same configuration in accordance with current construction methods and materials. See **Attachment B – Project Plans** for more details. Replacement structures will be connected to the existing overhead circuit prior to the removal of the existing structures.

The height of the new structures will increase between 10 feet and 30 feet to comply with current regulatory standards, meet safety clearance requirements, and accommodate site topography. The proposed work will be contained within the existing cleared utility ROW, and no additional tree clearing or widening of the ROW is proposed. Some routine vegetation mowing within the limits of the existing cleared ROW might be required in the structural work pads to allow for clear and safe crew access.



Timber mats will be set up to cross wetlands to provide a safe and stable work area and avoid permanent wetland impacts. Work pads with approximate dimensions of 100-ft by 100-ft will be constructed to provide stable work areas for crews and equipment. All timber matting will be removed upon completion of work and the impacted areas will be restored. Timber matting will not be in place for longer than one growing season. All locations of temporary wetland impact are shown on the attached plans. After the completion of the structure replacement work, construction debris will be removed from the project ROW and properly disposed of off-site. The work pads where applicable will be reduced to a 30-foot by 60-foot work pad with the remainder of the work pad being restored.

Use of Property

Copies of the **Tax Maps** are included in **Attachment C**.

All work will be conducted on Eversource held easements. The Applicant owns the land under Structure 197 and 199. Eversource has permission to conduct maintenance on the existing assets under easements on unowned parcels. A brief description of the locations of the Tax Map/Lot numbers in reference to the structure number is provided below:

- › Structure 173-174: Tax Map 19 Lot 16
- › Structure 175: Tax Map 19 Lot 16.1
- › Structure 196: Tax Map 29 Lot 31
- › Structure 197-199: Tax Map 29 Lot 2

Wetlands Conservation Overlay District Conditions

The Town of Exeter Zoning Ordinance (last revised March 2025) states that a Conditional Use Permit can be approved by the Planning Board if it is found that the use is consistent with the ordinance conditions. The CUP may be issued if it meets the specific conditions stated in Article 9.1.6.B, which relates to construction within Wetlands Conservation Overlay District.

The Conditions as per Article 9.1.6.B:

- (1) **That the proposed use is permitted in the underlying zoning district;**

According to the Zoning Map of Exeter (2019), the project will occur within District R-1 (Low Density Single Family Residential). Article 4.2 District Regulations Schedule I: Permitted Uses of the R-1 Zoning District includes essential services (i.e. utilities). In R-1 zoning districts, essential services are typically permitted as a special exception. However, since the use is existing, and the project does not propose a change in use, the project does not require additional local permitting.

- (2) **No alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible;**

Construction disturbance has been avoided and minimized throughout the design process while planning work proposed as part of this project. Earlier iterations of the proposed project plans have involved significantly greater impacts to wetlands and streams than what is proposed within this application. The proposed project has removed an access road from Structure 197 to Structure 198, thereby reducing temporary impacts to W-4 and removing any impacts to the Little River. Additionally, the project will utilize existing access roads, and the replacement structures will be constructed within the same configuration as the existing structures. Permanent impacts are limited to the



installation of new steel poles at the locations of Structure 196 and 197, which will amount to a total of 40 SF of permanent impacts. Temporary wetland impacts are a result of the use of timber matting to access and install utility structures and to create a stable work platform. Since the project will occur within existing footprints of disturbance, an alternative design would generate new impacts to previously undisturbed portions of the wetlands. See **Attachment C – Project Plans** for more details.

- (3) A wetland scientist has provided an impact evaluation that includes the “functions and values” of the wetland(s), an assessment of the potential project-related impacts and concluded to the extent feasible, the proposed impact is not detrimental to the value and function of the wetland(s) or the greater hydrologic system;

Functions and values assessments for the impacted wetlands were assessed using data collected in the field by VHB Environmental Scientist, Trent Delehanty (NH CWS #555), in accordance with the *U.S. Army Corps of Engineers New England District - The Highway Methodology Workbook Supplement: Wetland Functions and Values - A Descriptive Approach* (1999). Refer to **Attachment D - Wetland Function and Value Evaluation Forms**.

In accordance with the USACE Highway Methodology practices, functions are either assigned a P for Principal Function, or an X indicating the function or value is provided by the wetland or left blank to indicate that the function is not provided by the wetland. The results of these assessments are displayed in **Table 1** below.

Table 1 Wetland Functions and Values

Wetland ID	Cowardin Class	GW	FA	FS	SR	NR	PE	SS	WH	RE	ED	UH	VQ	ES
W-4	PEM5b/PFO 1E/PEM1E	P	P	P	P	P	-	X	P	-	-	-	-	X
W-8	PEM1E	P	X	-	P	P	-	-	P	-	-	P	-	X
W-11	PEM1E	X	-	-	P	P	-	-	X	P	-	-	-	X
W-12	PSS1C	X	-	-	P	P	-	-	X	P	-	-	-	X
W-13	PEM1E	P	P	X	P	P	-	P	P	P	-	P	-	X

Groundwater recharge/discharge is a principal function of W-13, W-12, W-4, and W-12 and W-11 were identified as being suitable to provide the function. Sediment toxicant/pathogen retention, and nutrient removal/ retention/ transformation is a principal function of all the wetlands. Floodflow alteration was a principal function of the wetlands associated with a watercourse within the project area, W-13 and W-4, and W-8 where it was identified as a function or value provided by the wetland. W-13 and W-4 also provide sediment/shoreland stabilization due to being associated with a watercourse. These functions and values are common within wetlands found in utility ROW corridors in low lying areas. These areas commonly provide storage of water during flooding events and can trap and absorb nutrients in runoff water from upslope areas. Temporary matting impacts will not adversely impact these functions and values.

Recreation is a principal function of W-13, W-12, and W-11 because they exist within the Town of Exeter’s Oakland Forest and are adjacent to established public trails. The proposed project will not permanently impact the use of the trails, but may temporarily limit use of the ROW during active construction and restoration. All the wetlands have been identified as suitable for wildlife habitat, and is a principal function of W-13, W-8, and W-4. Some temporary, short-term impacts to the wildlife habitat wetland function are anticipated during the construction period due to temporary



construction-related noise and the presence of work crews and equipment. However, no permanent impacts are expected to occur as a result of the project due to the use of wildlife-friendly erosion controls and restoration plans at the completion of the project. Lastly, W-13 and W-8 are identified as Prime Wetlands and have the principal value of unique/heritage. Temporary matting impacts will not adversely impact the value of the wetlands. Permanent impacts to these wetlands are a result of the installation of new structures. See **Attachment B – Project Plans**. Although the project will create 20 SF of permanent impacts to each of the wetlands, these impacts are not expected to be detrimental to the overall functions and values of the wetlands.

(4) That the design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland or wetland buffer;

The project has been carefully designed to avoid and minimize impacts to jurisdictional resource areas to the maximum extent practical while accounting for construction feasibility and site constraints. As discussed in **9.1.6.B(2)**, the proposed project has removed an access road between Structure 197 and Structure 198, significantly reducing temporary impacts to W-4 and all impacts to the Little River. The locations of wetland impacts are shown in the **Project Plans** provided in **Attachment B**. A summary of impacts to wetlands are displayed in **Table 2** and a summary of the wetland buffer impacts are displayed in **Table 3** below.

Table 2 Wetland Impact Summary

Associated Structure	Wetland Impacted	Type of Impact	Total Impact (SF)
197	W-4	Temporary Wetland	9,980
196	W-8	Temporary Wetland	8,859
Access Road	W-11	Temporary Wetland	831
175	W-12	Temporary Wetland	1,583
173	W-13	Temporary Wetland	2,672
Totals		Temporary Wetland	23,925 SF



Table 3 Wetland Buffer Impact Summary

Wetland Impacted	Buffer Type	Type of Impact	Total Impact (SF)
W-4	50' Very Poorly Drained Soil	Temporary	6,636
	100' Prime Wetland Buffer Impact		634
W-8	50' Very Poorly Drained Soil Buffer	Temporary	231
	100' Prime Wetland Buffer Impact		231
W-11	25' Stream Buffer	Temporary	126
	40' Poorly Drained Soil Buffer		1,146
	75' Buffer to Vernal Pool Impact		2,289
W-12	N/A	N/A	N/A
W-13	50' Very Poorly Drained Soil Buffer	Temporary	2,797
	100' Prime Wetland Buffer Impact		7,134
Totals	25' Stream Buffer	Temporary	126 SF
	40' Poorly Drained Soil Buffer		1,146 SF
	50' Very Poorly Drained Soil		9,664 SF
	75' Buffer to Vernal Pool Impact		2,289 SF
	100' Prime Wetland Buffer Impact		7,999 SF

In areas which ground disturbance will occur as part of this work, crews will install wildlife friendly erosion and sediment control barriers in accordance with the *Best Management Practices Manual for Utility Maintenance in and Adjacent to Wetlands and Waterbodies in New Hampshire* (or "Utility BMP Manual," March 2019), published by the New Hampshire Department of Natural and Cultural Resources (NHDNCR), and recently issued *New Hampshire Stormwater Manual* (or "Stormwater Manual", February 2025). Selected BMPs may include straw wattles, silt fence, wood chip/compost berms/tubes, and/or other approved BMPs. No erosion control BMPs with welded plastics will be used.



Other BMPs such as stabilized construction exits, water bars, and erosion control blankets will also be used along proposed access ways and adjacent to structure locations to manage stormwater run-off, reduce erosion and stabilize soils. As requested by NHF&G, wildlife-friendly erosion controls, such as those made from woven organic materials or other biodegradable materials will be used, rather than those that use welded plastic netting or polypropylene. Erosion control BMPs will be inspected daily by the contractor crews and weekly by a qualified environmental monitor, hired by Eversource, to ensure that the controls are maintained and are properly functioning throughout the duration of the Project.

Where the proposed access or the 100-foot by 100-foot structural work pads intersect wetlands and/or streams, timber mats (typically with dimensions of 16 feet wide by 4 feet long) will be installed to safely stage equipment and crews while minimizing soil disturbance and rutting within these resources. Some work pads may need to be two-tiered or off-set due to local topography or to avoid wetland impacts. Where necessary, timber matting will be placed within the construction work pads around structure replacement locations within wetland areas to accommodate necessary equipment.

- (5) That the proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of groundwater, or other reasons;**

The proposed project will not create a health and safety hazard for individuals or the public. The purpose of the work is to replace six wood structures with new weathered steel structures under the ACR program. As described above, the project will adhere to the *Utility BMP Manual* (March 2019) to utilize appropriate erosion and sediment controls to manage impacts to the adjacent environment as a result of the construction activities.

- (6) The applicant may propose an increase in wetland buffers elsewhere on the site that surround a wetland of equal or greater size, and of equal or greater functional value than the impacted wetland.;**

The applicant will not be proposing alternative wetland buffers.

- (7) In cases where the proposed use is temporary or where construction activity disturbs areas adjacent to the immediate use, the applicant has included a restoration proposal revegetating any disturbed area within the buffer with the goal to restore the site as nearly as possible to its original grade and condition following construction.;**

As soon as possible after the completion of the structure replacement work, timber matting and construction debris will be removed from the Project ROW and properly disposed of off-site. Stabilization and restoration of disturbed areas/exposed soils will be initiated as soon as possible once timber mats are pulled and structural work is completed. The work pads, where applicable, will be reduced to a 30-foot by 60-foot work pad with the remainder of the work pad being restored. Due to the use of timber mats within wetlands, it is anticipated that minimal restoration within temporarily impacted wetlands will be required, and that natural vegetative re-colonization of impacted areas is expected during summer vegetative growth periods after mat removal activities have concluded. VHB will visit the project ROW, post-construction to assess conditions, guide work crews on restoration, and determine if additional promotion of vegetation (seeding) is required. If necessary, an appropriate upland and/or wetland native seed mix will be applied to any areas where cover is slow to develop. Additionally, straw or weed-free hay will be applied in conjunction with seed. In accordance with Env-Wt 307.12(f), if the temporarily impacted areas do not have at least 75% revegetation after two growing seasons, replanting, or reseeded would occur in those areas. Per the recommendations of the recently published NH Stormwater Manual a site is deemed to be stabilized when it is in a condition in which the soils on the site will not experience accelerated or unnatural erosion



conditions during a 10-year storm event in areas that will not be paved and a minimum of 85% vegetative cover has been established.

(8) That all required permits shall be obtained from the New Hampshire Department of Environmental Services Water Supply and Pollution Control Division under NH RSA §485-A: 17, the New Hampshire Wetlands Board under NH RSA §483-A, and the United States Army Corps of Engineers under Section 404 of the Clean Water Act.;

Permitting through the New Hampshire Department of Environmental Services Alteration of Terrain (AoT) Bureau and the Wetlands Bureau is required for this project. A separate AoT permit application is being prepared for this project and will be submitted to NHDES and the Town of Exeter but has not yet been submitted. Statutory Permit by Notification applications are being prepared for this project and will be submitted to NHDES and the Towns of both Exeter and Stratham.

Please do not hesitate to contact me if you have any questions at (603) 391-3951 or strefry@vhb.com.

Sincerely,

VHB

A handwritten signature in cursive script that reads "Sherrie Trefry".

Sherrie Trefry, CSS
Energy Market Leader/ Project Manager

cc:

Attachments

A- USGS Map

B- Project Plans

C- Tax Maps

D- Wetland Function and Value Evaluation Forms

E- Site Photographs

F- Abutters List

Town of Exeter
Planning Board Application
Conditional Use Permit: Wetland Conservation Overlay District

Detailed Proposal including intent, project description, and use of property: (Use additional sheet as needed)
 See attached Cover Letter.

Wetland Conservation Overlay District Impact (in square footage):			
Temporary Impact	Wetland:	(SQ FT.)	Buffer:
	<input type="checkbox"/> Prime Wetlands	<u>9,354</u>	<input type="checkbox"/> Prime Wetlands
	<input type="checkbox"/> Exemplary Wetlands	_____	<input type="checkbox"/> Exemplary Wetlands
	<input type="checkbox"/> Vernal Pools (>200SF)	_____	<input type="checkbox"/> Vernal Pools (>200SF)
	<input type="checkbox"/> VPD	<u>15,543</u>	<input type="checkbox"/> VPD
	<input type="checkbox"/> PD	<u>8,382</u>	<input type="checkbox"/> PD
	<input type="checkbox"/> Inland Stream	_____	<input type="checkbox"/> Inland Stream
Permanent Impact	Wetland:	(SQ FT.)	Buffer:
	<input type="checkbox"/> Prime Wetlands	_____	<input type="checkbox"/> Prime Wetlands
	<input type="checkbox"/> Exemplary Wetlands	_____	<input type="checkbox"/> Exemplary Wetlands
	<input type="checkbox"/> Vernal Pools (>200SF)	_____	<input type="checkbox"/> Vernal Pools (>200SF)
	<input type="checkbox"/> VPD	_____	<input type="checkbox"/> VPD
	<input type="checkbox"/> PD	_____	<input type="checkbox"/> PD
	<input type="checkbox"/> Inland Stream	_____	<input type="checkbox"/> Inland Stream

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

See attached Cover Letter.

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

See attached Cover Letter.

9.1.6.B. Prior to issuance of a conditional use permit, the Planning Board shall conclude and make a part of the record, compliance with the following criteria:

1. That the proposed use is permitted in the underlying zoning district;
2. No alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible;
3. A wetland scientist has provided an impact evaluation that includes the “functions and values” of the wetland(s), an assessment of the potential project-related impacts and concluded to the extent feasible, the proposed impact is not detrimental to the value and function of the wetland(s) or the greater hydrologic system.
4. That the design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland or wetland buffer;
5. That the proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of groundwater, or other reasons;
6. The applicant may propose an increase in wetland buffers elsewhere on the site that surround a wetland of equal or greater size, and of equal or greater functional value than the impacted wetland
7. In cases where the proposed use is temporary or where construction activity disturbs areas adjacent to the immediate use, the applicant has included a restoration proposal revegetating any disturbed area within the buffer with the goal to restore the site as nearly as possible to its original grade and condition following construction.
8. That all required permits shall be obtained from the New Hampshire Department of Environmental Services Water Supply and Pollution Control Division under NH RSA §485-A: 17, the New Hampshire Wetlands Board under NH RSA §483-A, and the United States Army Corps of Engineers under Section 404 of the Clean Water Act.;



Attachment A – USGS Map



INDEX MAP



 Project Area

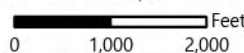
EVERSOURCE ENERGY

USGS - Site Locus Map
A126 Line Structure Replacement Project
Exeter, NH

Date: January 27, 2026



1 Inch = 2,000 feet



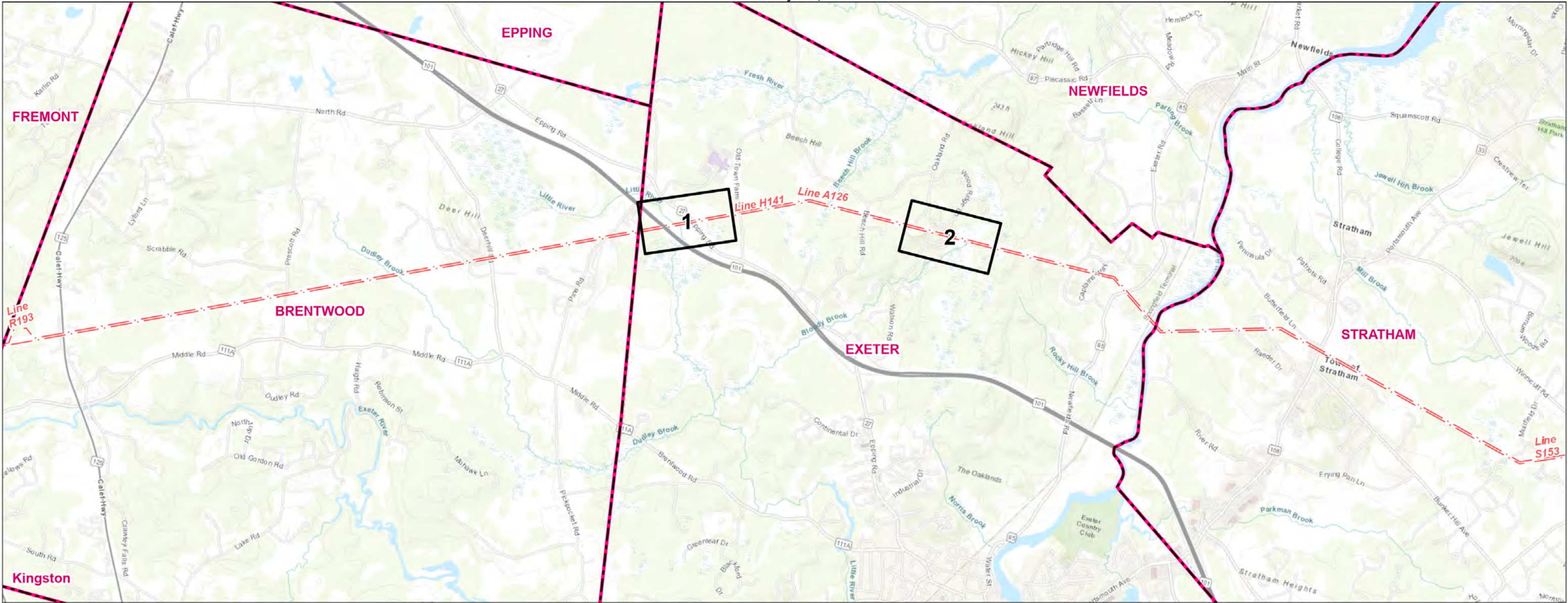


Attachment B – Project Plans

A126 Line Structure Replacement Project Permitting Plans

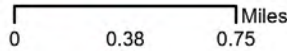
Exeter, NH
Environmental Resources Map

Date: May 06, 2026



Legend

- - - Overhead Eversource Line
- Map Sheet
- Municipal Boundary



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

NO.	DATE	REVISIONS

PREPARED FOR:



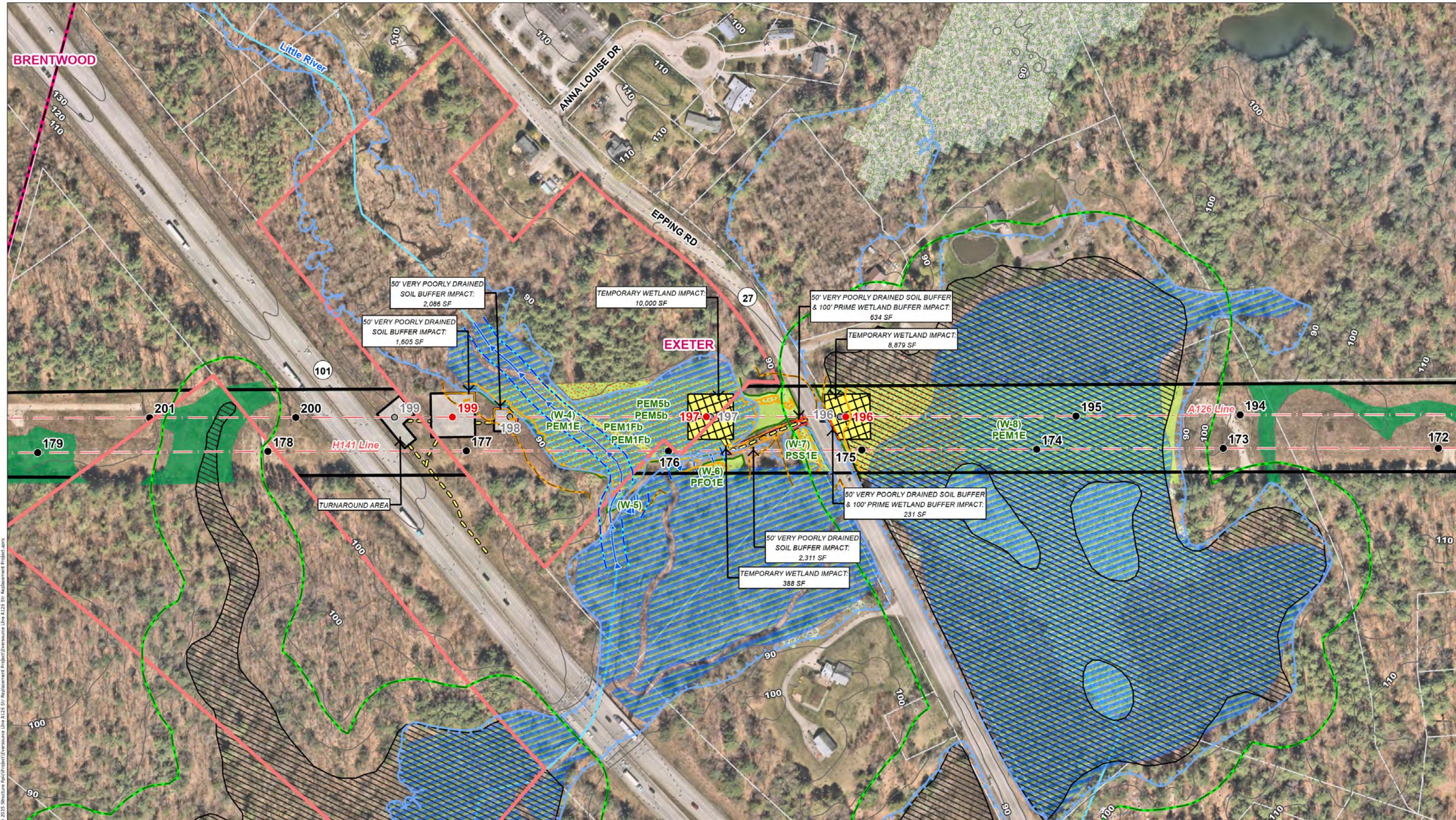
13 Legends Dr
Hooksett, NH 03106



PREPARED BY:



2 Bedford Farms Drive Suite 200
Bedford, NH 03110



- | | | | | |
|---|---|--|--|--|
| <ul style="list-style-type: none"> ● Existing Structure ● Existing Structure to be Removed ● Proposed Structure - - - Overhead Eversource Line - - - Existing Right-of-Way (ROW) - - - Proposed Access - - - Existing Access - - - Off-ROW Access Pending Rights - - - Eversource Owned Parcel | <ul style="list-style-type: none"> --- Delineated Ephemeral Stream --- Delineated Perennial Stream --- Watercourse (not delineated) --- Delineated Wetland Boundary Outline --- Field Delineated Wetland --- Previously Delineated Wetland (To be Verified) --- Open Water --- Approximate Wetland (not delineated) --- Confirmed Vernal Pool Extent | <ul style="list-style-type: none"> --- 25' Stream Buffer --- 40' Poorly Drained Soil Buffer --- 50' Very Poorly Drained Soil Buffer --- 75' Buffer to Confirmed Vernal Pool --- Sediment Control Barrier --- Very Poorly Drained Soil Edge --- Very Poorly Drained Soil | <ul style="list-style-type: none"> --- 25' Stream Buffer, 40' Poorly Drained Soil Buffer, & 75' Buffer to Confirmed Vernal Pool Impact --- 40' Poorly Drained Soil Buffer & 75' Buffer to Confirmed Vernal Pool Impact --- 50' Very Poorly Drained Soil Buffer & 100' Prime Wetland Buffer Impact --- 50' Very Poorly Drained Soil Buffer Impact --- 75' Buffer to Confirmed Vernal Pool Impact --- 100' Prime Wetland Buffer Impact --- Temporary Construction Matting | <ul style="list-style-type: none"> --- 2' Contour --- 10' Contour --- Prime Wetlands --- Flood plain wetlands adjacent to Tier 3 streams --- Peatlands --- FEMA 100-year Flood Zone --- Workpads --- Parcel Boundary --- Municipal Boundary |
|---|---|--|--|--|

A126 Line Structure Replacement Project Permitting Plans

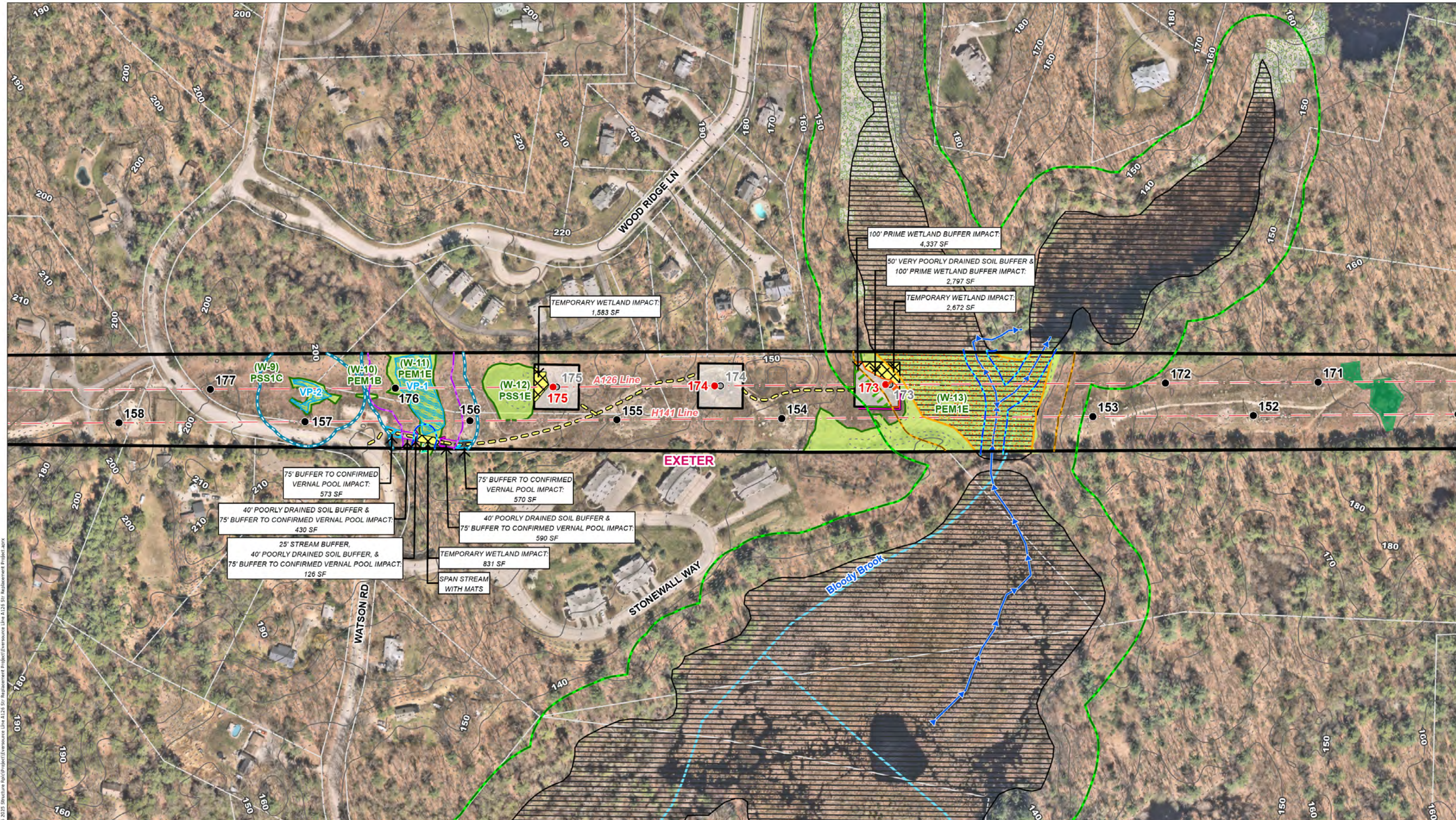
EXETER, NH MAP SHEET 1 of 2

Date: May, 2026

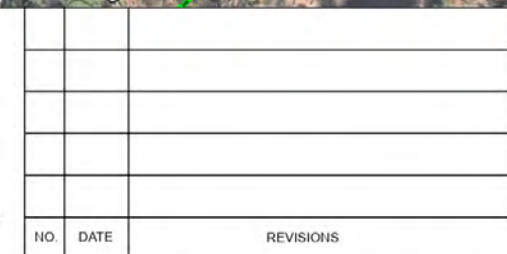
NO. DATE REVISIONS

Document Path: \\vhb\gis\project\2025\00_A126_S1R_2025_Structure_Rep\Project\Environment\Line A126_S1R_2025_Permitting_Plans.aprx

Right of Way boundaries, easements, fee property, subdivision, and junction locations depicted as points, lines, polygons and corresponding attribute data is to be considered approximate and not to be construed as the result of a field survey.



- | | | | | |
|------------------------------------|--|---|---|---|
| ● Existing Structure | --- Delineated Ephemeral Stream | --- 25' Stream Buffer | --- 25' Stream Buffer, 40' Poorly Drained Soil Buffer, & 75' Buffer to Confirmed Vernal Pool Impact | --- 2' Contour |
| ● Existing Structure to be Removed | --- Delineated Perennial Stream | --- 40' Poorly Drained Soil Buffer | --- 40' Poorly Drained Soil Buffer & 75' Buffer to Confirmed Vernal Pool Impact | --- 10' Contour |
| ● Proposed Structure | --- Watercourse (not delineated) | --- 50' Very Poorly Drained Soil Buffer | --- 50' Very Poorly Drained Soil Buffer & 100' Prime Wetland Buffer Impact | --- Prime Wetlands |
| --- Overhead Eversource Line | --- Delineated Wetland Boundary Outline | --- 100' Prime Wetland Buffer | --- 50' Very Poorly Drained Soil Buffer Impact | --- Flood plain wetlands adjacent to Tier 3 streams |
| --- Existing Right-of-Way (ROW) | --- Field Delineated Wetland | --- 75' Buffer to Confirmed Vernal Pool | --- 75' Buffer to Confirmed Vernal Pool Impact | --- Peatlands |
| --- Proposed Access | --- Previously Delineated Wetland (To be Verified) | --- Sediment Control Barrier | --- 100' Prime Wetland Buffer Impact | --- FEMA 100-year Flood Zone |
| --- Existing Access | --- Open Water | --- Very Poorly Drained Soil Edge | --- Temporary Construction Matting | --- Workpads |
| --- Off-ROW Access Pending Rights | --- Approximate Wetland (not delineated) | --- Very Poorly Drained Soil | | --- Parcel Boundary |
| --- Eversource Owned Parcel | --- Confirmed Vernal Pool Extent | | | --- Municipal Boundary |



EVERSOURCE ENERGY

**A126 Line
Structure Replacement Project Permitting Plans**

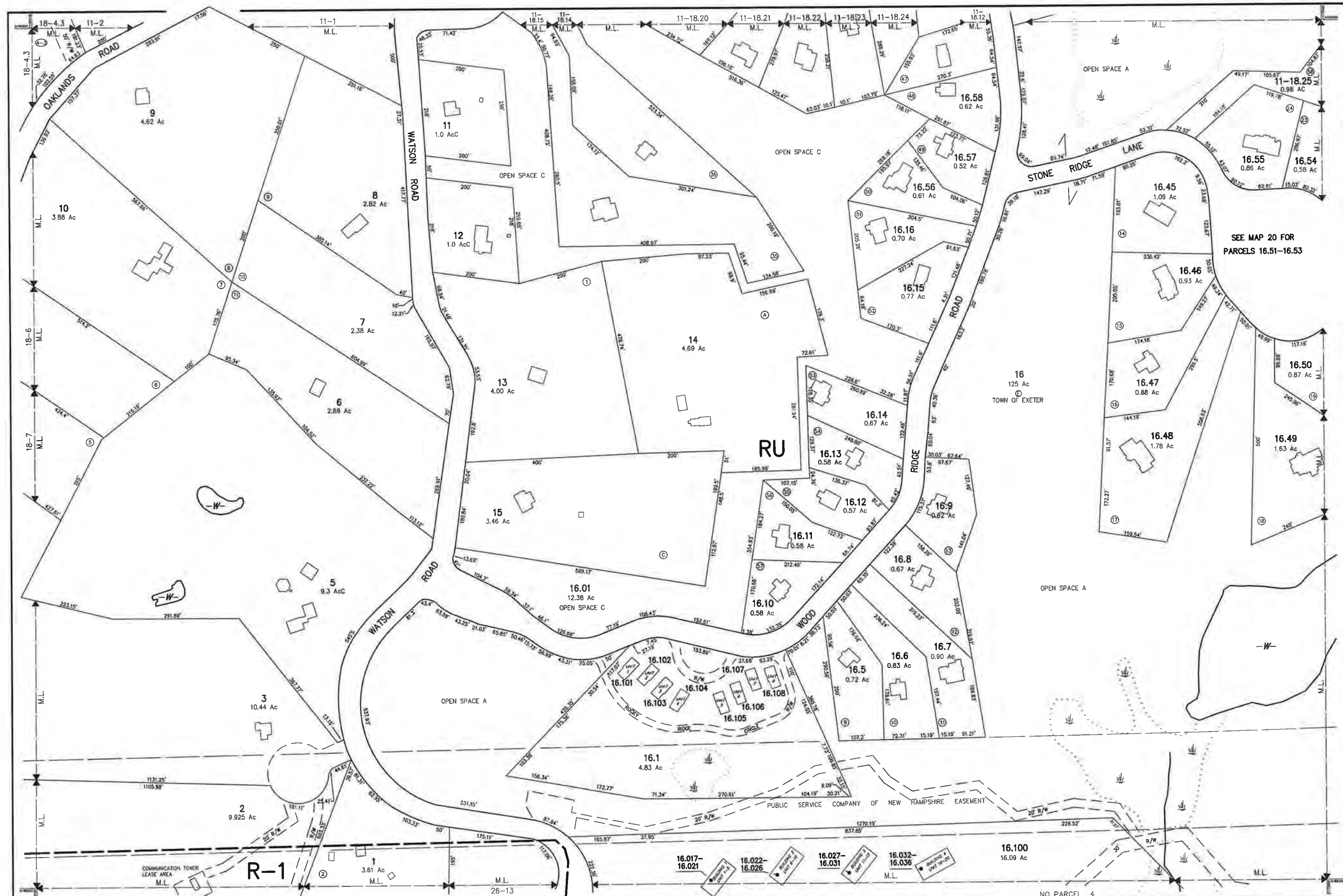
EXETER, NH	MAP SHEET 2 of 2	
Date: May, 2026		
NO.	DATE	REVISIONS

Document Path: \\vhb\gis\project\22756_00_A126_2025_Structure_Rep\Project\Eversource Line A126 50' Replacement Project.dwg

Right of Way boundaries, easements, fee property, subdivision, and junction locations depicted as points, lines, polygons and corresponding attribute data is to be considered approximate and not to be construed as the result of a field survey.



Attachment C – Tax Maps



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
 PHOTOGRAPHY DATE: APRIL 25, 1995
 COMPLETION DATE: MARCH 29, 1996

PRODUCED IN 1996 BY
CAI Technologies
 Precision Mapping Geospatial Solutions
 11 PLEASANT STREET, LITTLETON, NH 03258
 603.372.4540 - WWW.CAI-TECH.COM

AREA SURVEYED
 AREA CALCULATED
 RECORD DIMENSION
 SCALED DIMENSION
 MATCH LINE
 WATER

LEGEND

- EXEMPT PROPERTY
- SUBDIVISION LOT NO.
- ZONE LIMIT
- RIGHT OF WAY
- COMMON OWNERSHIP
- BUILDING
- WETLANDS

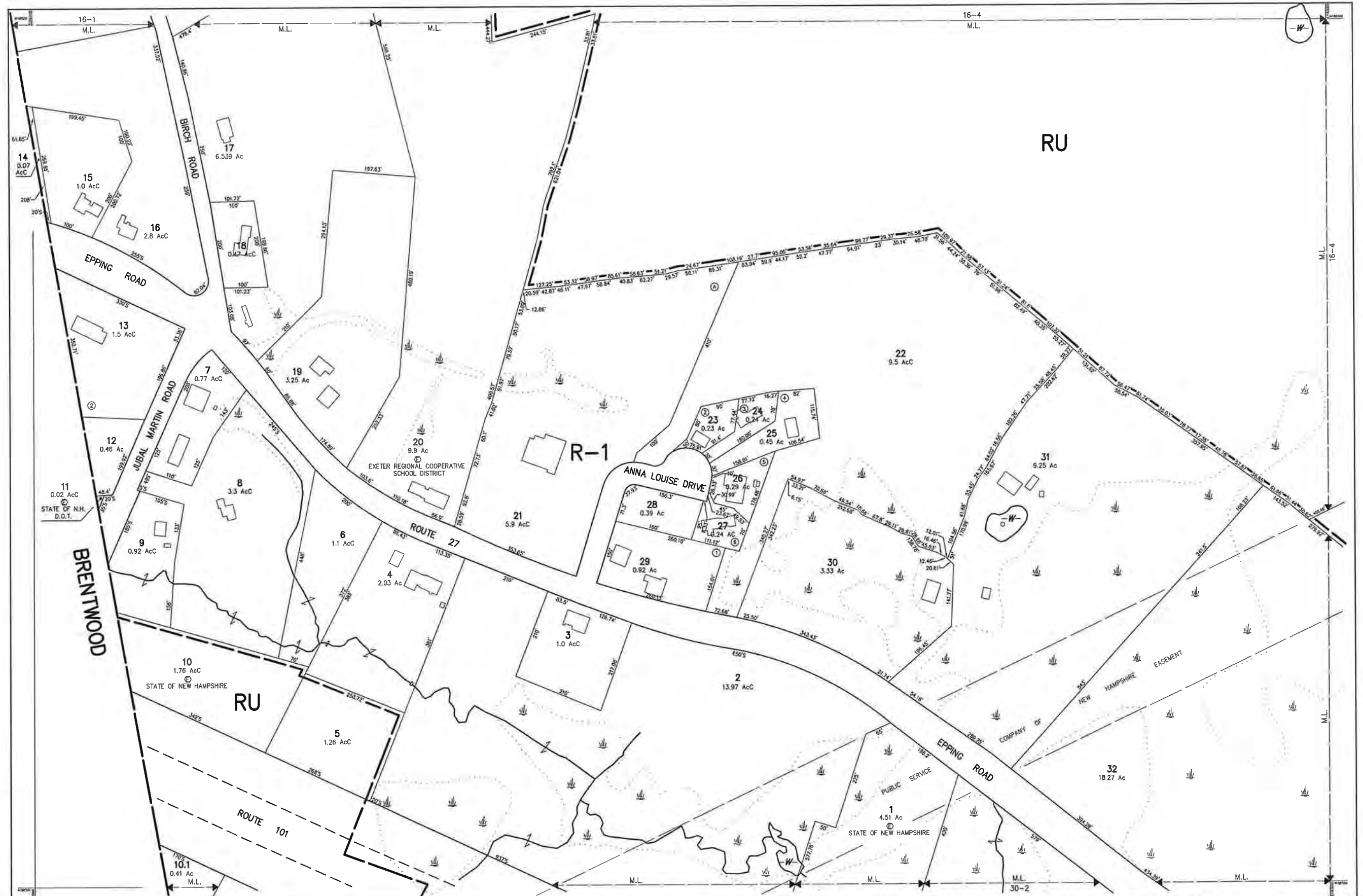
SCALE 1" = 100'
 FEET 0 50 100 200 300
 METERS 0 25 50 75
 REVISED TO: APRIL 1, 2024

PROPERTY MAPS
EXETER
 NEW HAMPSHIRE

INDEX DIAGRAM

12	11	10
18	19	20
27	26	25

MAP NO.
19



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
 PHOTOGRAPHY DATE: APRIL 25, 1995
 COMPLETION DATE: MARCH 29, 1996

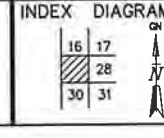
PRODUCED IN 1995 BY
CAI Technologies
 11 PLEASANT STREET, LITTLETON, NH 03041
 603.722.4547 - WWW.CAITECH.COM

AREA SURVEYED Ac
 AREA CALCULATED AcC
 RECORD DIMENSION 100'
 SCALED DIMENSION 100'S
 MATCH LINE M.L.
 WATER W

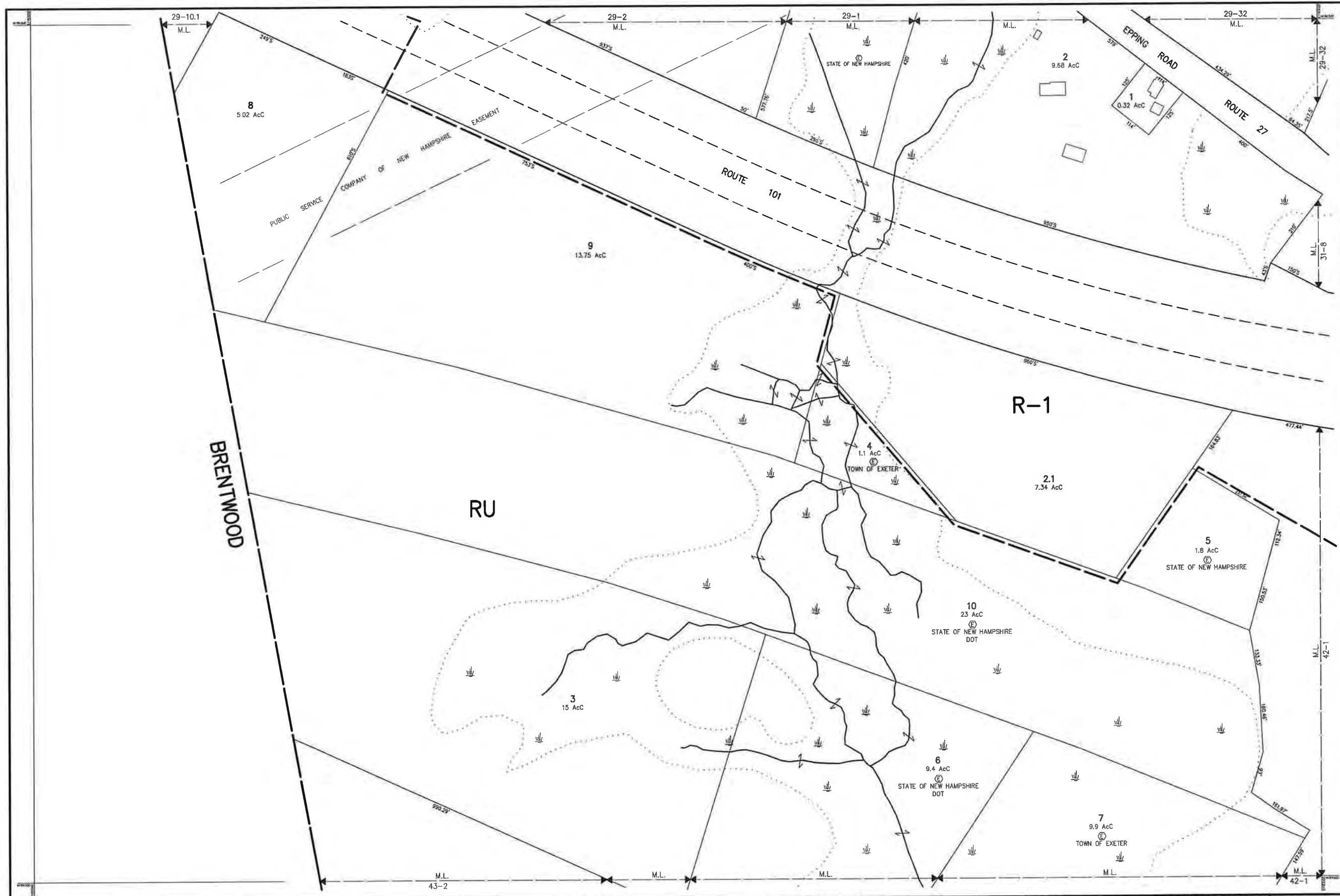
LEGEND
 EXEMPT PROPERTY
 SUBDIVISION LOT NO.
 ZONE LIMIT
 RIGHT OF WAY
 COMMON OWNERSHIP
 BUILDING
 WETLANDS

SCALE 1" = 100'
 FEET 0 50 100 200 300
 METERS 0 25 50 75
 REVISED TO: APRIL 1, 2024

PROPERTY MAPS
EXETER
 NEW HAMPSHIRE



MAP NO.
29



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.
 PHOTOGRAPHY DATE: APRIL 25, 1995
 COMPLETION DATE: MARCH 29, 1996

PRODUCED IN 1996 BY
CAI Technologies
Professional Mapping & Geospatial Solutions
 11 PLEASANT STREET, LITTLETON, NH 03581
 603.322.4543 - WWW.CAITECH.COM

AREA SURVEYED Ac
AREA CALCULATED AcC
RECORD DIMENSION 100'
SCALED DIMENSION 100'S
MATCH LINE	← M.L. →
WATER

LEGEND

- EXEMPT PROPERTY
- SUBDIVISION LOT NO.
- ZONE LIMIT
- RIGHT OF WAY
- COMMON OWNERSHIP
- BUILDING
- WETLANDS

SCALE 1" = 100'
 FEET 0 50 100 200 300
 METERS 0 25 50 75
 REVISED TO : APRIL 1, 2024

PROPERTY MAPS
EXETER
 NEW HAMPSHIRE

INDEX DIAGRAM

29	28
31	30
43	42

MAP NO.
30



Attachment D – Wetland Function and Value Forms

Wetland Function-Value Evaluation Form

Total area of wetland 2.31 AC Human made? No Is wetland part of a wildlife corridor? Yes or a "habitat island"? No

Adjacent land use Residential, Forested Distance to nearest roadway or other development 0 ft

Dominant wetland systems present PEM5b/PEM1Fb/PEM1E 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? 1 Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. W-4













Latitude 43.01034 Longitude 71.00290

Prepared by: VHB Date 2/16/2026

Wetland Impact:
Type T & P Area See Plans

Evaluation based on:
Office Field

Corps manual wetland delineation completed?

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
 Groundwater Recharge/Discharge	Y	1, 2, 7, 15	X	Large wetland is mapped as a floodplain wetland to a Tier 3 water. Contributes to recharge and floodwater storage.
 Floodflow Alteration	Y	1, 2, 5, 6, 7, 8, 9, 10, 13, 18	X	Large wetland is associated with a branch of the Little River, and is mapped as a floodplain adjacent to Tier 3 water. Wetland retains floodwaters.
 Fish and Shellfish Habitat	Y	3, 4, 6, 8, 9, 14	X	Wetland and associated perennial stream has the ability to provide habitat for fish/shellfish. No data suggests it is impaired for aquatic life.
 Sediment/Toxicant Retention	Y	1, 2, 3, 4, 5, 10, 12, 15, 16	X	Wetland is impounded, and receives overland flow from adjacent roadways/residential properties. Has high density of vegetation.
 Nutrient Removal	Y	3, 4, 5, 8, 7, 10, 13, 14	X	Wetland is impounded, surrounded by upland sources of nutrients, and has dense vegetation to support nutrient removal.
 Production Export	Y	1, 4, 7, 12		Emergent wetland contains potential food sources for wildlife.
 Sediment/Shoreline Stabilization	Y	3, 4, 6, 7, 12		Wetland is of sufficient size and contains dense enough vegetation to stabilize sediments/shoreline of the associated watercourse.
 Wildlife Habitat	Y	7, 8, 9, 11, 13, 19, 20, 21	X	Wetland is mapped as a terrestrial wildlife corridor. Wildlife was observed during delineations.
 Recreation	N	1, 5		Wetland is located within a disturbed, utility ROW without public access. Potential electric safety hazards present. Provides wildlife habitat.
 Educational/Scientific Value	N	1, 5		Disturbed, utility ROW has no public access. Potential electric safety hazards present. Provides wildlife habitat.
 Uniqueness/Heritage	N	19, 22, 24		Disturbed, utility ROW has no public access. Wetland is overgrown with invasive species, but provides wildlife habitat.
 Visual Quality/Aesthetics	N	8		Disturbed, utility ROW has no public access. Wetland is overgrown with invasive species, but provides wildlife habitat.
ES Endangered Species Habitat	Y	1, 2	X	DCT25-2271 lists potential species present.
Other				

Notes:

* Refer to backup list of numbered considerations.

Wetland Function-Value Evaluation Form

Total area of wetland 3.75 AC Human made? No Is wetland part of a wildlife corridor? Yes or a "habitat island"? No













Adjacent land use Residential, Forested Distance to nearest roadway or other development 0 ft

Dominant wetland systems present PEM1E 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? N/A Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. W-8
 Latitude 43.01077 Longitude 71.00153
 Prepared by: VHB Date 2/16/2026
 Wetland Impact:
 Type T & P Area See Plans
 Evaluation based on:
 Office Field
 Corps manual wetland delineation completed? Y N

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
 Groundwater Recharge/Discharge	Y	1, 2, 7, 12, 15	X	Large wetland is mapped as a Prime Wetland. Wetland retains flood waters and recharges groundwater.
 Floodflow Alteration	Y	1, 2, 5, 6, 8, 9, 10, 18	X	Large wetland is part of the floodplain of the Little River (outside study area), and is able to receive/hold flood waters.
 Fish and Shellfish Habitat	N			Does not contain enough water to provide habitat for fish or shellfish.
 Sediment/Toxicant Retention	Y	1, 2, 3, 4, 5, 10, 12, 15, 16	X	Wetland receives overland flow from adjacent roadway/residential properties and has a high density of vegetation to support this function.
 Nutrient Removal	Y	3, 4, 5, 8, 7, 10, 13, 14	X	Wetland is surrounded by upland sources of nutrients, and has dense emergent vegetation to support nutrient removal.
 Production Export	N	1, 4, 7, 12		Emergent wetland contains potential food sources for wildlife.
 Sediment/Shoreline Stabilization	N			Wetland does not border a watercourse and no watercourses associated with the wetland were observed during the wetland surveys.
 Wildlife Habitat	Y	7, 8, 9, 11, 13, 19, 20, 21	X	Wetland is mapped as a riparian wildlife corridor.
 Recreation	N	5		Wetland is located alongside a road within a disturbed, utility ROW without public access. Potential electric safety hazards present. Provides wildlife habitat.
 Educational/Scientific Value	N	5		Disturbed, utility ROW has no public access. Potential electric safety hazards present. Provides wildlife habitat.
 Uniqueness/Heritage	Y	17, 18, 19	X	Wetland is mapped as a Prime Wetland.
 Visual Quality/Aesthetics	N	8		Disturbed, utility ROW has no public access. Wetland contains various invasive species, but provides wildlife habitat.
ES Endangered Species Habitat	Y	1, 2		DCT25-2271 lists potential species present.
Other				

Notes: * Refer to backup list of numbered considerations.

Wetland Function-Value Evaluation Form

Total area of wetland 0.38 AC Human made? No Is wetland part of a wildlife corridor? No or a "habitat island"? No

Adjacent land use Residential, Forested Distance to nearest roadway or other development 75 ft

Dominant wetland systems present PEM1E 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? N/A Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. W-11













Latitude 43.01549 Longitude 70.97082

Prepared by: VHB Date 2/16/2026

Wetland Impact:
Type Temp Area See Plans

Evaluation based on:
Office Field

Corps manual wetland delineation completed?

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
 Groundwater Recharge/Discharge	Y	1, 2, 4, 15		Large flat wetland likely contributes to recharge due to landscape position. No perizometer data was collected.
 Floodflow Alteration	N	2, 3, 4, 5, 6, 9, 18		Wetland is functional for receiving sheet flow from upslope uplands, but is not associated with a watercourse from which to retain water.
 Fish and Shellfish Habitat	N			Does not contain enough water to provide habitat for fish or shellfish. Wetland is not associated with a watercourse suitable for fish or shellfish species.
 Sediment/Toxicant Retention	Y	1, 2, 4, 5	X	Wetland receives overland flow from adjacent roadways/residential properties and has a high density of vegetation to support this function.
 Nutrient Removal	Y	3, 4, 7, 8, 9, 10	X	Wetland is surrounded by the upslope upland sources of nutrients, and has dense vegetation to support nutrient removal.
 Production Export	N	1, 7, 12		Emergent wetland contains potential food sources for wildlife.
 Sediment/Shoreline Stabilization	N			Wetland does not border a watercourse and no watercourses associated with the wetland were observed during the wetland surveys.
 Wildlife Habitat	Y	7, 8, 13, 19, 20		Wetland is not mapped as a wildlife corridor. Dense vegetation provides habitat for species. Potential vernal pool present.
 Recreation	Y	1, 5, 10, 12	X	ROW is within Exeter's Oaklands Town Forest and is used by the public. A parking lot is adjacent to the ROW entrance on Watson Road.
 Educational/Scientific Value	N	5, 8		Wetland is adjacent to town trail network, but environment is disturbed and potential for electric safety hazards are present.
 Uniqueness/Heritage	N	1, 9, 17, 19		Wetland is within a disturbed, utility ROW between residential developments. Provides marginal wildlife habitat, but does not possess unique features.
 Visual Quality/Aesthetics	N	8, 9		Wetland does not have aesthetic value.
ES Endangered Species Habitat	Y	1, 2		DCT25-2271 lists potential species present.
Other				

Notes: Wetland contains Potential Vernal Pool. Additional survey is required. However wetland is being evaluated as if the pool was confirmed.

* Refer to backup list of numbered considerations.

Wetland Function-Value Evaluation Form

Total area of wetland 0.31 AC Human made? No Is wetland part of a wildlife corridor? No or a "habitat island"? No

Adjacent land use Residential, Forested Distance to nearest roadway or other development 60 ft

Dominant wetland systems present PSS1C 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? N/A Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. W-12













Latitude 43.01579 Longitude 70.97009

Prepared by: VHB Date 2/16/2026

Wetland Impact:
Type Temp Area See Plans

Evaluation based on:
Office Field

Corps manual wetland delineation completed?

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
 Groundwater Recharge/Discharge	Y	1, 2, 4, 15		Wetland is formed in topographic depression. Likely contributes to recharge due to landscape position. No perizometer data was collected.
 Floodflow Alteration	N	2, 3, 4, 5, 6, 9, 18		Wetland is functional for receiving sheet flow from upslope uplands, but is not associated with a watercourse from which to retain water.
 Fish and Shellfish Habitat	N			Does not contain enough water to provide habitat for fish or shellfish. Wetland is not associated with a watercourse suitable for fish or shellfish species.
 Sediment/Toxicant Retention	Y	1, 2, 4, 5	X	Wetland receives overland flow from adjacent roadways/residential properties and has a high density of vegetation to support this function.
 Nutrient Removal	Y	3, 4, 7, 8, 9, 10	X	Wetland traps sediment, intoxicants, and/or pathogens from associated upland sheet flow. Dense plant community provides processing capacity.
 Production Export	N	1, 7, 12		Shrub-scrub wetland contains potential food sources for wildlife.
 Sediment/Shoreline Stabilization	N			Wetland does not border a watercourse and no watercourses associated with the wetland were observed during the wetland surveys.
 Wildlife Habitat	Y	7, 8, 13, 19, 20		Wetland is not mapped as a wildlife corridor. Dense vegetation provides some habitat for species. Potential vernal pool present.
 Recreation	Y	1, 5, 10, 12	X	ROW is within Exeter's Oaklands Town Forest and is used by the public. A parking lot is adjacent to the ROW entrance on Watson Road.
 Educational/Scientific Value	N	5, 8		Wetland is adjacent to town trail network, but environment is disturbed and potential for electric safety hazards are present.
 Uniqueness/Heritage	N	1, 9, 17, 19		Wetland is within a disturbed, utility ROW between residential developments. Provides marginal wildlife habitat, but does not possess unique features.
 Visual Quality/Aesthetics	N	8, 9		Wetland does not have aesthetic value.
ES Endangered Species Habitat	Y	1, 2		DCT25-2271 lists potential species present.
Other				

Notes: Wetland contains Potential Vernal Pool. Additional survey is required. However wetland is being evaluated as if the pool was confirmed.

* Refer to backup list of numbered considerations.

Wetland Function-Value Evaluation Form

Total area of wetland 2.05 AC Human made? No Is wetland part of a wildlife corridor? Yes or a "habitat island"? No

Adjacent land use Residential, Forested Distance to nearest roadway or other development 200 ft

Dominant wetland systems present PEM1E 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? 1 Wildlife & vegetation diversity/abundance (see attached list)

Wetland I.D. W-13













Latitude 43.01581 Longitude 70.96677

Prepared by: VHB Date 2/16/2026

Wetland Impact:
Type Temp Area See Plans

Evaluation based on:
Office Field

Corps manual wetland delineation completed? Y N

Function/Value	Suitability Y / N	Rationale (Reference #)*	Principal Function(s)/Value(s)	Comments
 Groundwater Recharge/Discharge	Y	1, 2, 4, 7, 12, 15	X	Large wetland is mapped as a Prime Wetland. Wetland retains flood waters and recharges groundwater.
 Floodflow Alteration	Y	1, 2, 3, 4, 5, 6, 8, 9, 10, 13, 18	X	Wetland is associated with Bloody Brook but was outside of the study area. The wetland functions as stabilization for the watercourse.
 Fish and Shellfish Habitat	Y	4, 7, 14		Associated watercourse is outside of the study area and was not surveyed. Likely functions as habitat. No data suggests it is impaired for aquatic species.
 Sediment/Toxicant Retention	Y	1, 2, 3, 4, 5, 10, 12, 15, 16	X	Wetland receives overland flow from adjacent roadway/residential properties and has a high density of vegetation to support this function.
 Nutrient Removal	Y	3, 4, 5, 8, 7, 10, 13, 14	X	Wetland traps sediment, intoxicants, and/or pathogens from associated upland sheet flow. Dense plant community provides processing capacity.
 Production Export	N	1, 4, 7, 12		Emergent wetland contains potential food sources for wildlife.
 Sediment/Shoreline Stabilization	Y	3, 4, 6, 7, 12, 13, 14	X	Wetland is of sufficient size and contains dense enough vegetation to stabilize sediments/shoreline of the associated watercourse.
 Wildlife Habitat	Y	7, 8, 9, 11, 13, 19, 20, 21	X	Wetland is mapped as a riparian and terrestrial wildlife corridor.
 Recreation	Y	1, 5, 10, 12	X	ROW is within Exeter's Oaklands Town Forest and is used by the public. A parking lot is adjacent to the ROW entrance on Watson Road.
 Educational/Scientific Value	N	5, 8		Wetland is adjacent to town trail network, but environment is disturbed and potential for electric safety hazards are present.
 Uniqueness/Heritage	Y	1, 9, 17, 19		Wetland is mapped as a Prime Wetland, otherwise does not possess unique features. Disturbed, utility ROW, situated between residential developments.
 Visual Quality/Aesthetics	N	8, 9		Prime wetland provides wildlife habitat. Does not possess aesthetic features within project area.
ES Endangered Species Habitat	Y	1, 2		DCT25-2271 lists potential species present.
Other				

Notes: Only the western boundary of the wetland was delineated in the field within the ROW limits. Desktop resources were used to support the evaluation of this assessment for portions of the wetland outside of the field delineated area.

* Refer to backup list of numbered considerations.



Attachment E – Site Photographs

1. Exeter, Structure 199

Taken: July 23, 2025 Facing: NW

Observations

View of the existing Structure 199.



2. Exeter, Structure 199

Taken: July 23, 2025 Facing: S

Observations

View of the area proposed for access from Route 101.



3. Exeter, Structure 199

Taken: July 23, 2025 Facing: E

Observations

View of existing Structure 198.



4. Exeter, Structure 197

Taken: July 23, 2025 Facing: E

Observations

Eastern view of the wetland between existing Structure 197 and Epping Road.



5. Exeter, Structure 197

Taken: July 23, 2025 Facing: W

Observations

View of Structure 197 and associated wetland.



6. Exeter, Structure 197

Taken: July 23, 2025 Facing: W

Observations

View of the Epping Road, and the existing site access location.



7. Exeter, Structure 196

Taken: July 23, 2025 Facing: E

Observations

View of Structure 196 and associated wetland.



8. Exeter, Structure 175

Taken: July 23, 2025 Facing: E

Observations

View of the proposed wetland crossing between the site access from Watson Road and Structure 175.



9. Exeter, Structure 174

Taken: July 23, 2025 Facing: E

Observations

Eastern view of the ROW from H141 Structure 154.



10. Exeter, Structure 174

Taken: July 23, 2025 Facing: W

Observations

View of Structure 174 (right) and associated existing access road.



11. Exeter, Structure 173

Taken: July 23, 2025 Facing: E

Observations

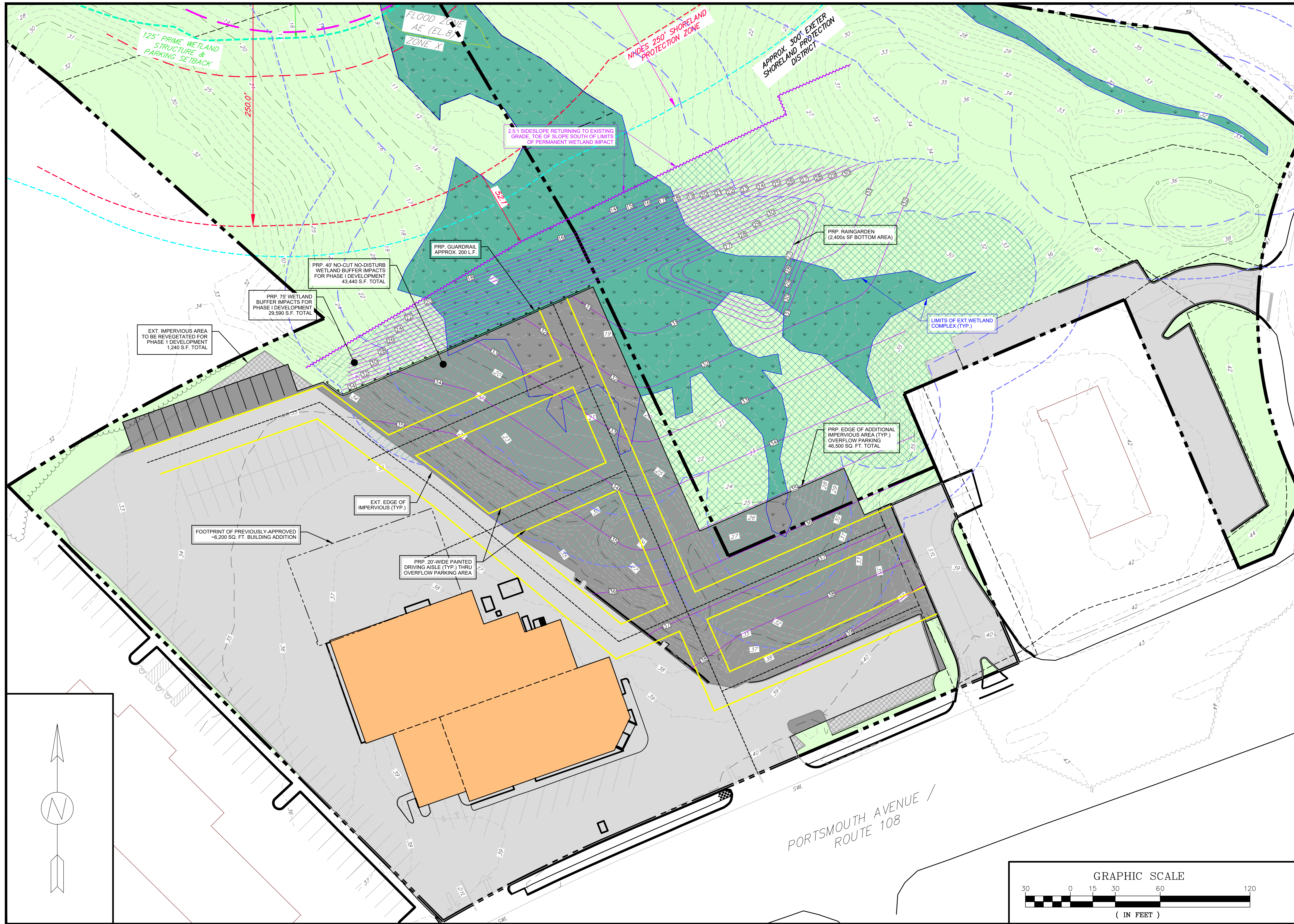
View of Structure 173
and associated
wetland.





Attachment F- Abutters List

MBL	P_OWNER	S_OWNER	ADDRESS	CITY	STATE	ZIPCODE	MAIL_ADD	MAIL_CITY	MAIL_STATE	MAIL_ZIP
19-6-7	MERRIFIELD, SHERRY A		13 WOOD RIDGE LANE	EXETER	NH	03833	13 WOOD RIDGE LN	EXETER	NH	03833
19-16-6	BENSON, ERIC R	BENSON, JULIE A	11 WOOD RIDGE LANE	EXETER	NH	03833	11 WOOD RIDGE LN	EXETER	NH	03833
19-16-5	JOHNSON, JESSICA S	JOHNSON, JOSHUA M	9 WOOD RIDGE LANE	EXETER	NH	03833	9 WOOD RIDGE LN	EXETER	NH	03833
19-1	ROSS, MATTHEW N		90 WATSON ROAD	EXETER	NH	03833	90 WATSON RD	EXETER	NH	03833
26-13	BRAUN, NATHAN E	MCCLOUGHLIN, ANNE G	84 WATSON ROAD	EXETER	NH	03833	84 WATSON RD	EXETER	NH	03833
29-2	PROPERTIES INC	DBA/ EVERSOURCE ENERGY	298 EPPING ROAD	EXETER	NH	03833	PO BOX 270	HARTFORD	CT	06141-0270
29-1	STATE OF NEW HAMPSHIRE	RICHARD GREGOIRE	292 EPPING ROAD	EXETER	NH	03833	PO BOX 483	CONCORD	NH	03302
30-2	BOUCHARD FAMILY REVOCABLE TRUST	BOUCHARD, TRUSTEES, CARL E & PAULINE M	286 EPPING ROAD	EXETER	NH	03833	P.O. BOX 219	EXETER	NH	03833
30-8	SILVER GRANADA REALTY LLC		EPPING ROAD	EXETER	NH	03833	131 PINE RD	BRENTWOOD	NH	03833
30-9	PROPERTIES INC	DBA/ EVERSOURCE ENERGY	EPPING ROAD	EXETER	NH	03833	PO BOX 270	HARTFORD	CT	06141-0270
19-16-100	WATSON WOODS HOMEOWNERS ASSOCIATION	EVERGREEN MANAGEMENT	STONEWALL WAY	EXETER	NH	03833	17 COMMERCE DR	BEDFORD	NH	03110
19-16-1	OAKLANDS FOREST RIDGE	HOMEOWNERS ASSOCIATION	WATSON ROAD	EXETER	NH	03833	8 NEWMARKET RD, SUITE 2	DURHAM	NH	03824
19-16	TOWN OF EXETER		WATSON ROAD	EXETER	NH	03833	10 FRONT ST	EXETER	NH	03833
29-31	LEBOR, MICHELLE	LEBOR, WALTER	289 EPPING ROAD	EXETER	NH	03833	289 EPPING RD	EXETER	NH	03833
29-32	BOUCHARD FAMILY REVOCABLE TRUST	BOUCHARD, TRUSTEES, CARL E & PAULINE M	279 EPPING ROAD	EXETER	NH	03833	P.O. BOX 219	EXETER	NH	03833
29-22	HOMEOWNERS ASSOCIATION	OF ROCK CREEK PLACE	EPPING ROAD	EXETER	NH	03833	6 ANNA LOUISE DR	EXETER	NH	03833
29-29	WOOFY LLC		299 EPPING ROAD	EXETER	NH	03833	299 EPPING RD	EXETER	NH	03833
29-30	CLARK, JOSEPH G		291 EPPING ROAD	EXETER	NH	03833	PO BOX 383	NEWFIELDS	NH	03856
29-3	RAPPOLD, BRYAN J		304 EPPING ROAD	EXETER	NH	03833	304 EPPING RD	EXETER	NH	03833
29-5	SILVER GRANADA REALTY LLC		310 EPPING ROAD	EXETER	NH	03833	131 PINE RD	BRENTWOOD	NH	03833
26-15	EXETER TOWN OF		OAKLANDS ROAD	EXETER	NH	03833	10 FRONT ST	EXETER	NH	03833
19-16-8	BELL, NICCOLE A	WILLET, MATTHEW R	15 WOOD RIDGE LANE	EXETER	NH	03833	15 WOOD RIDGE LN	EXETER	NH	03833
19-16-48	NICHOLS FAMILY REVOCABLE TRUST	NICHOLS, TRUSTEES, BRENDAN S & LESLIE G	7 STONE RIDGE LANE	EXETER	NH	03833	7 STONE RIDGE LN	EXETER	NH	03833
19-16-49	9 STONE RIDGE LANE REALTY TRUST		9 STONE RIDGE LANE	EXETER	NH	03833	9 STONE RIDGE LN	EXETER	NH	03833
19-16-9	CUNNINGHAM, RYAN	CUNNINGHAM, BETHANY A	17 WOOD RIDGE LANE	EXETER	NH	03833	17 WOOD RIDGE LN	EXETER	NH	03833
29-4	BOISVERT, BRIAN D		312 EPPING ROAD	EXETER	NH	03833	312 EPPING ROAD	EXETER	NH	03833
29-21	EXETER METHODIST CHURCH		307 EPPING ROAD	EXETER	NH	03833	307 EPPING ROAD	EXETER	NH	03833
16-4	EXETER REGION COOPERATIVE		1 BLUE HAWK DRIVE	EXETER	NH	03833	30 LINDEN ST	EXETER	NH	03833
19-5	PRESCOTT PERRIN T REVOCABLE TRUST		110 WATSON ROAD	EXETER	NH	03833	110 WATSON ROAD	EXETER	NH	03833
19-3	ST LAURENT IRREVOCABLE TRUST		104 WATSON ROAD	EXETER	NH	03833	104 WATSON ROAD	EXETER	NH	03833
19-2	BAUER, JOSHUA E		102 WATSON ROAD	EXETER	NH	03833	102 WATSON ROAD	EXETER	NH	03833
APPLICANT/OWNER CONSULTANT	EVSOURCE ENERGY VHB	JACOB KWAPISZESKI	13 LEGENDS DRIVE 2 BEDFORD FARMS DR., STE 200	HOOKSETT BEDFORD	NH	03106 03110	13 LEGENDS DRIVE 2 BEDFORD FARMS DR., STE 200	HOOKSETT BEDFORD	NH	03106 03110



NOT FOR CONSTRUCTION
ISSUED FOR: CONCEPTUAL REVIEW
ISSUE DATE: MAY 14, 2026

REVISIONS		
NO.	DESCRIPTION	BY DATE
0	PERMITTING	JMG 07/03/25

DRAWN BY: _____ MJS
APPROVED BY: _____ CDB
DRAWING FILE: 5625.2-SITE.dwg

SCALE:
22" x 34" - 1" = 30'
11" x 17" - 1" = 60'

OWNER:
Dade Auto Holdings Realty Trust
140 Portsmouth Avenue
Exeter, NH 03833

APPLICANT:
Dade Auto Holdings Realty Trust
140 Portsmouth Avenue
Exeter, NH 03833

PROJECT:
**VOLVO CARS OF EXETER
EXPANSION**
TAX MAP 51, LOT 1
TAX MAP 51, LOT 3-3
TAX MAP 51, LOT 3-4
140 Portsmouth Avenue
Exeter, NH 03833

TITLE:
**GRADING AND
DRAINAGE PLAN**

SHEET NUMBER:
C-2



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

February 05, 2026

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

Re: Approved Standard Dredge and Fill Wetlands Permit Application (RSA 482-A)
NHDES File Number: 2024-02144
Subject Property: 146 Portsmouth Avenue, Exeter, Tax Map/Block/Lot(s): 51/no block/1,3-4,3-3

Dear Applicant:

On February 05, 2026, the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau approved the above-referenced Standard Dredge and Fill Wetlands Permit Application. Enclosed please find Wetlands Permit # 2024-02144 to Impact a total of 29,293 square feet (SF) of palustrine forested and scrub shrub wetland, consisting of 28,418 SF of permanent impact and 875 SF of temporary impact, to construct a commercial auto dealership and an associated retaining wall. The permittee shall notify the department in writing at least one week prior to commencing any work under this permit and shall file a notice of completion of work and certificate of compliance with the department within 10 working days of completion of the work authorized by this permit.

This permit is not valid unless signed by the permittee and the principal contractor, if any, who will build or install the project. Prior to start of construction, a copy of this permit shall be posted in a secure manner in a prominent place at the site of the approved project. It shall remain posted until the project is completed. Transfer of this permit to a new owner shall require notification to, and approval of, the NHDES. **This permit does not convey any property right, nor does it preclude the need to meet any other applicable state, federal, or municipal legal requirements.**

In accordance with RSA 482-A:10, RSA 21-O:14, and Rules Ec-Wet 100-200, **any person aggrieved by this decision may file a Notice of Appeal directly with the NH Wetlands Council (Council) within 30 days of the decision date, February 05, 2026.** Every ground claiming the decision is unlawful or unreasonable must be fully set forth in the Notice of Appeal. Only the grounds set forth in the Notice of Appeal are considered by the Council. Information about the Council, including Council Rules, is available at <https://www.nhec.nh.gov/wetlands-council/about>. For appeal related issues, contact the Council Appeals Clerk at (603) 271-3650.

This approval is based on the following findings:

1. This project is classified as a major impact project per Rule Env-Wt 407.03(a), as impacts to jurisdictional areas other than a watercourse are equal to or greater than 10,000 square feet (SF).
2. Per Rule Env-Wt 803.10(e), NHDES has accepted the proposal for an in-lieu mitigation payment as the proposal meets the requirements of Env-Wt 803.10(b), and of Env-Wt 803.10(c), and the mitigation type or combination of mitigation types listed in Rule Env-Wt 803.08(a) Table 800-1 that are available in the same watershed as the impacts for compensating jurisdictional area losses are not practicable.
3. The permit is contingent on submittal of a check to the Aquatic Resource Mitigation (ARM) Fund by the applicant as calculated per Env-Wt 803.07 and RSA 482-A:30 for the 28,418 SF of permanent palustrine wetland impacts.
4. The payment into the ARM fund shall be deposited in the ARM fund for the Salmon Falls-Piscataqua River watershed per RSA 482-A:29.
5. The Natural Heritage Bureau (NHB) Datacheck submitted with the application (NHB ID: NHB24-1952) had a negative result, indicating that there are currently "no recorded occurrences for sensitive species near this project area."

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6. On July 23, 2024, NHDES received a letter from the Exeter Conservation Commission (ECC) indicating that the commission intended to investigate the application per RSA 482-A:11, III(a).
7. On August 15, 2024, NHDES received a letter from the ECC requesting a 40-day extension to the requested hold on the application to investigate the application per RSA 482-A:11, III(a).
8. On September 14, 2024, NHDES issued a request for more information (RFMI) letter requesting that the applicant coordinate with the ECC to address their concerns.
9. Following the issuance of the RFMI, the applicant and the ECC continued coordination.
10. In a letter dated November 13, 2025, and received by NHDES on November 13, 2025, the ECC recommended denial of this project citing the following three concerns, in summary: 1. Site is in preliminary stormwater treatment system design and there are concerns of stormwater quality throughout each phase of construction; 2. The site design in regards to minimization and avoidance of wetland impacts; [and] 3. The overall impervious surface amount and the impervious surface site percentage.
11. In an email dated and received by NHDES on November 14, 2025, the applicant acknowledged they are required to obtain an Alteration of Terrain (AOT) Permit through the NHDES AOT prior to the initiation of construction as required in accordance with RSA 485-A and Administrative Rules Env-Wq 1500 to address stormwater management on the property.
12. NHDES has conditioned the wetlands permit for the applicant to provide a construction monitoring plan with inspection reports as a part of this approval.
13. In response to ECC's concerns relative to the stormwater treatment system design and the concerns of stormwater quality throughout each phase of construction, NHDES finds that the ECC's concern have been sufficiently addressed by the applicant who has acknowledged that their project will require an AOT permit prior to the initiation of construction, the inclusion of permit conditions to provide NHDES with monitoring reports during construction to address water quality concerns, and that specific stormwater designs are not required per RSA 482-A and Administrative Rules 100-1000.
14. In response to ECC's concerns relative to minimization and avoidance of wetland impacts, NHDES find the applicant has proposed the use of a permanent steel sheet pile retaining wall to reduce the amount of fill and overall impact areas required for the proposed development. Furthermore, the applicant has revised the plans to remove the originally proposed 7,636 SF of temporary fill requested to construct the proposed retaining wall.
15. In correspondence from the applicant dated December 17, 2025, and received by NHDES on January 7, 2026, the applicant has proposed to include a deed restriction that will preserve the 1.65 acres of undeveloped uplands identified on approved plan sheet CE-1, titled "Draft Proposed Conservation Easement Plan" of the plans dated October 8, 2025, and prepared by Altus Engineering, Inc. as received by NHDES on January 28, 2026, to protect the functions and values of the Parkman Brook Prime Wetland in perpetuity. The permit is conditioned to be contingent upon the review and approval by NHDES of these deed restrictions as well as the submittal of the recorded deed to NHDES prior to the initiation of construction.
16. In response to ECC's concerns relative to the site design in regards to minimization and avoidance of wetland impacts, NHDES finds that the applicant has met the avoidance and minimization requirements of Env-Wt 313.03(a) through the reduction of total wetland impacts and the protection of the wetland functions and values of the Parkman Brook Prime Wetland Complex located on the parcel by proposing to place 1.65 acres of additional upland adjacent to the Prime Wetland under permanent protection through the use of deed restrictions.
17. In response to ECC's concerns relative to the overall impervious surface amount and the impervious surface site percentage, NHDES finds it does not have the authority to regulate impervious areas outside of the protected shoreland subject to RSA 483-B, the Shoreland Water Quality Protection Act.

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

File Number: 2024-02144

February 5, 2026

Cover Letter Page **3** of **3**

Sincerely,



Mary Ann Tilton
Assistant Bureau Administrator, Wetlands Bureau
Land Resources Management, Water Division

Enclosure

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



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

WETLANDS PERMIT 2024-02144

NOTE CONDITIONS

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

PROJECT LOCATION: 146 PORTSMOUTH AVENUE, EXETER
Tax Map/Block/Lot(s): 51/no block/1,3-4,3-3

WATERBODY: UNNAMED WETLAND

APPROVAL DATE: FEBRUARY 05, 2026 **EXPIRATION DATE:** FEBRUARY 05, 2031

The New Hampshire Department of Environmental Services' (NHDES) review of permit application 2024-02144 has found that it is consistent with RSA 482-A. NHDES hereby issues this Wetlands Permit authorizing the impacts described provided the Conditions imposed are met. To validate this Permit, the Permittee and the Principal Contractor are required to sign below.

PERMIT DESCRIPTION:

Impact a total of 29,293 square feet (SF) of palustrine forested and scrub shrub wetland, consisting of 28,418 SF of permanent impact and 875 SF of temporary impact, to construct a commercial auto dealership and an associated retaining wall.

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROJECT-SPECIFIC CONDITIONS:

1. The permit is contingent on submittal of a check to the Aquatic Resource Mitigation Fund by the applicant as calculated per Env-Wt 803.07 and RSA 482-A:30 for 28,418 SF of permanent palustrine wetland impacts. The applicant shall remit payment in the form of a check payable to "Treasurer- State of NH" and mailed to the NH Department of Environmental Services Wetlands Bureau (NHDES), 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095.
2. In accordance with Env-Wt 313.03(a), the permit is contingent on review and approval by NHDES of final deed restriction language to preserve the 1.65 acres of undeveloped uplands identified on approved plan sheet CE-1, titled "Draft Proposed Conservation Easement Plan" of the plans dated October 8, 2025, and prepared by Altus Engineering, Inc., to protect the functions and values of the Parkman Brook Prime Wetland in perpetuity.
3. In accordance with Env-Wt 313.03(a), the permittee shall provide NHDES with a copy of the recorded deed with approved language as recorded with the Rockingham County Registry of Deeds, stamped by the registry with the book and page and date of receipt.
4. All work shall be done in accordance with approved plan sheets dated October 8, 2025, and revised through October 8, 2025, by Altus Engineering, Inc., and received by NHDES on January 28, 2026, in accordance with Env-Wt 307.16 and Env-Wt 524.05(b).
5. In accordance with Env-Wt 524.05(a), commercial development projects in non-tidal wetlands shall submit a construction notice to NHDES at least 48 hours prior to commencing work.
6. No activity shall be conducted in such a way as to cause or contribute to any violation of surface water quality standards per Env-Wt 307.03(a).

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7. All work including management of soil stockpiles, shall be conducted so as to minimize erosion, minimize sediment transfer to surface waters or wetlands, and minimize turbidity in surface waters and wetlands per Env-Wt 307.03(b).
8. In accordance with Env-Wt 307.12(h), any trees cut in an area of authorized temporary impacts shall be cut at ground level with the shrub and tree roots left intact, to prevent disruption to the wetland soil structure.
9. In accordance with Env-Wt 307.15(a), heavy equipment shall not be operated in any jurisdictional area unless specifically authorized by this permit.
10. In accordance with Env-Wt 307.03(g)(1), the person in charge of construction equipment shall inspect such equipment for leaking fuel, oil, and hydraulic fluid each day prior to entering surface waters or wetlands or operating in an area where such fluids could reach groundwater, surface waters, or wetlands.
11. In accordance with Env-Wt 307.03(g)(3) and (4), the person in charge of construction equipment shall maintain oil spill kits and diesel fuel spill kits, as applicable to the type(s) and amount(s) of oil and diesel fuel used, on site so as to be readily accessible at all times during construction; and train each equipment operator in the use of the spill kits.
12. In accordance with Env-Wt 307.03(g)(2), the person in charge of construction equipment shall repair any leaks prior to using the equipment in an area where such fluids could reach groundwater, surface waters, or wetlands.
13. In accordance with Env-Wt 307.03(h), equipment shall be staged and refueled outside of jurisdictional areas (unless allowed) and in accordance with Env-Wt 307.15.
14. In accordance with Env-Wt 307.15(b), mobile heavy equipment working in wetlands shall not be stored, maintained, or repaired in wetlands, except that repairing or refueling in a wetland is allowed if equipment cannot practicably be removed and secondary containment is provided.
15. Water quality control measures shall be installed prior to start of work and in accordance with the manufacturer's recommended specifications in accordance with Env-Wt 307.03(c)(3).
16. Water quality control measures shall be selected and implemented based on the size and nature of the project and the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to jurisdictional areas in accordance with Env-Wt 307.03(c)(1).
17. Water quality control measures shall be comprised of wildlife-friendly erosion control materials in accordance with Env-Wt 307.03(c)(2).
18. Water quality control measures shall be capable of minimizing erosion; collecting sediment and suspended and floating materials; and filtering fine sediment in accordance with Env-Wt 307.03(c)(4).
19. Water quality control measures shall be maintained so as to ensure continued effectiveness in minimizing erosion and retaining sediment on-site during and after construction in accordance with Env-Wt 307.03(c)(5).
20. In accordance with Env-Wt 307.03(c)(6), water quality control measures shall remain in place until all disturbed surfaces are stabilized to a condition in which soils on the site will not experience accelerated or unnatural erosion by achieving and maintaining a minimum of 85% vegetative cover using an erosion control seed mix, whether applied in a blanket or otherwise, that is certified by its manufacturer as not containing any invasive species; or placing and maintaining a minimum of 3 inches of non-erosive material such as stone.
21. In accordance with Env-Wt 307.03(c)(7), temporary water quality control methods shall be removed upon completion of work when compliance with Env-Wt 307.03(c)(6) is achieved.
22. In accordance with Env-Wt 307.05(e), to prevent the use of soil or seed stock containing nuisance or invasive species, the contractor responsible for work shall follow Best Management Practices for the Control of Invasive and Noxious Plant Species (Invasive Plant BMPs).
23. In accordance with Env-Wt 307.11(b), limits of fill shall be clearly identified prior to commencement of work and controlled in accordance with Env-Wt 307.03 to ensure that fill does not spill over or erode into any area where filling is not authorized.
24. In accordance with Env-Wt 307.11(a), fill shall be clean sand, gravel, rock, or other material that meets the project's specifications for its use; and does not contain any material that could contaminate surface or groundwater or otherwise adversely affect the ecosystem in which it is used.
25. In accordance with Env-Wt 307.11(e), fill shall be not placed so as to direct flows onto adjacent or down-current property.

26. In accordance with Env-Wt 307.03(e), all exposed soils and other fills shall be permanently stabilized within 3 days following final grading.
27. In accordance with Env-Wt 307.11(c), slopes shall be immediately stabilized to prevent erosion into adjacent wetlands or surface waters.
28. In accordance with Env-Wt 307.12(i), wetland areas where permanent impacts are not authorized shall be restored to their pre-impact conditions and elevation by replacing the removed soil and vegetation in their pre-construction location and elevation such that post-construction soil layering and vegetation schemes are as close as practicable to pre-construction conditions.
29. In accordance with Env-Wt 307.12(b), upon completion of construction, all disturbed wetland areas shall be stabilized with wetland seed mix containing non-invasive plant species only.
30. In accordance with Env-Wt 307.12(d), mulch used within an area being restored shall be natural straw or equivalent non-toxic, non-seed-bearing organic material.
31. In accordance with Env-Wt 307.12(g), a temporary impact area restored by seeding or plantings shall not be deemed successful if the area is invaded by nuisance species such as common reed or purple loosestrife during the first full growing season following the completion of construction; and a remediation plan shall be submitted to NHDES that proposes measures to be taken to eradicate nuisance species during this same period.
32. In accordance with Env-Wt 307.12(f), if any temporary impact area that is stabilized with seeding or plantings does not have at least 75% successful establishment of wetlands vegetation after 2 growing seasons, the area shall be replanted or reseeded, as applicable.
33. Prior to the initiation of construction, a construction monitoring plan with weekly inspection reports, water quality reports, and a wetland planting plan prepared by a certified professional erosion and sediment control specialist (CPESC) or certified wetland scientist shall be submitted to NHDES in accordance with Env-Wt 307.18(b).
34. Within 60 days of the completion of construction, a report that describes the monitoring conducted, corrective actions taken to protect water quality, and date(s) of inspections, and includes photos showing the extent of jurisdictional impacts, areas of restoration, and progress of any plantings shall be submitted to NHDES as required in accordance with Env-Wt 307.18(c).

ANY INDIVIDUAL CONDUCTING WORK UNDER THIS PERMIT IS ADVISED OF THE FOLLOWING:

1. This permit does not preclude the need to meet any other applicable state, federal, or municipal legal requirements.
2. The permit holder is responsible for reading, and ensuring compliance with, the applicable general conditions established in Env-Wt 307.
3. This permit does not in any way authorize the take of threatened or endangered species, as defined by RSA 212-A:2, or of any protected species or exemplary natural communities, as defined in RSA 217-A:3.
4. This approval does not convey any property right. The permittee is responsible for ensuring that they have the legal authority to access the subject lands and conduct the impacts described.

APPROVED:



Mary Ann Tilton
Assistant Bureau Administrator, Wetlands Bureau
Land Resources Management, Water Division

THE SIGNATURES BELOW ARE REQUIRED TO VALIDATE THIS PERMIT (Env-Wt 314.01).

PERMITTEE SIGNATURE (required)

PRINCIPAL CONTRACTOR SIGNATURE (required)

70 Portsmouth Avenue
3rd Floor, Unit 2
Stratham, N.H. 03885
Phone: (603)-583-4860
Fax: (603)-583-4863

TRANSMITTAL

Town of Exeter
10 Front St.
Exeter, NH 03833

Date: May 28, 2026
Project: NH-1584
Location: 18 Oaklands Road
Via: Hand Deliver

Items:

Attached: For Submittal

We are sending you the following items:

- 15 – Copy Owners Letter of Authorization**
- 15 – Copies of Letter of Explanation**
- 15 – Copies of Wetlands buffer CUP application**
- 1 – Copy of Abutters List (w/labels in triplicate)**
- 7 – Copies of Full-Size Plan Set (24x36, 10 Sheets)**
- 15 – Copies Reduced Plan Set**
- 15 – Copies Locus Deed**
- 15 – Copies Abutter Support Memo (Moulding)**
- 1 – Copy of all PDF material**

Comments:

CC – Conservation Commission, 1-copy of all materials

Transmitted by: Christian O. Smith, PE.

Applicants Letter of Authorization

We, Liam Newman and Megan Sullivan, properties owners and applicants of the wetland permits associated with the project located at 18 Oaklands Road in Exeter, NH, hereby authorize Mission Wetland & Ecological Services, LLC (Mission) to be my agent in matters concerning Local, State and Federal wetland permitting for the proposed project . This includes the proposed wetland crossing located on Tax Map 11, Lot 3 as identified on the Town of Exeter tax assessor's maps. This shall include all required signatures.

<u>Liam Newman</u>	Liam Newman	3/25/2026
<u>Megan Sullivan</u>	Megan Sullivan	3/25/2026
Signature Applicant	Print Name	Date

<u>Mark Newman</u>	MARK NEWMAN	3/25/2026
Witness	Print Name	Date



May 28, 2026

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

RE: Letter of Explanation
Liam Newman & Meagan Sullivan
Proposed single-family home on an existing lot of record with wetland and buffer
impacts for driveway construction.
Tax Map 0011; Lot # 3

Dear Members of the Board:

The applicant is proposing to develop a 13.71-acre parcel located at 18 Oaklands Road. The development of the parcel will consist of a residential home with a driveway which requires a small wetland crossing, underground utilities and don-lot septic system and potable water well. As the driveway and grading within the wetland, and WCOD buffers, a CUP is provided for review by the Conservation Commission & the Planning board.

We are proposing a permanent impact area of 1,161s.f. to allow for the wetland crossing, and 8,565s.f. of WCOD buffer impact to facilitate access to the buildable upland on the parcel. In addition, the project results in 178s.f. of temporary impact are within the wetland and 621s.f. of temporary impact within the WCOD buffer (exclusively for erosion control installation). Finally, a culvert is provided to maintain the surface water hydrologic connection of the wetland system being crossed.

Thank you for your consideration.

Very truly yours,
BEALS ASSOCIATES, PLLC

Christian O. Smith

Christian O. Smith P.E.
Principal

Town of Exeter



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

July 2023

Town of Exeter
Planning Board Application
Conditional Use Permit: Wetland Conservation Overlay District

Detailed Proposal including intent, project description, and use of property: (Use additional sheet as needed)

To provide a residential driveway access to a proposed single-family dwelling on a 13.71-acre existing lot of record. Due to this being a back lot, wetland and buffer impacts are required to access the large buildable upland area on the property. Wetland and buffer impacts have been minimized to the extent possible. Buffer enhancement plantings are proposed by the certified wetland scientist of record. Please note the temporary impact areas cited in the table below are exclusively for erosion control installation to be maintained throughout the construction process.

Wetland Conservation Overlay District Impact (in square footage):

Temporary Impact	Wetland: (SQ FT.)	Buffer: (SQ FT.)
	<input type="checkbox"/> Prime Wetlands _____ <input type="checkbox"/> Exemplary Wetlands _____ <input type="checkbox"/> Vernal Pools (>200SF) _____ <input type="checkbox"/> VPD _____ <input checked="" type="checkbox"/> PD <u>178S.F.</u> <input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Prime Wetlands _____ <input type="checkbox"/> Exemplary Wetlands _____ <input type="checkbox"/> Vernal Pools (>200SF) _____ <input type="checkbox"/> VPD _____ <input checked="" type="checkbox"/> PD <u>621S.F.</u> <input type="checkbox"/> Inland Stream _____
Permanent Impact	Wetland:	Buffer:
	<input type="checkbox"/> Prime Wetlands _____ <input type="checkbox"/> Exemplary Wetlands _____ <input type="checkbox"/> Vernal Pools (>200SF) _____ <input type="checkbox"/> VPD _____ <input checked="" type="checkbox"/> PD <u>1,161S.F.</u> <input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Prime Wetlands _____ <input type="checkbox"/> Exemplary Wetlands _____ <input type="checkbox"/> Vernal Pools (>200SF) _____ <input type="checkbox"/> VPD _____ <input checked="" type="checkbox"/> PD <u>8,565S.F.</u> <input type="checkbox"/> Inland Stream _____

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

None

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

9.1.6.B. Prior to issuance of a conditional use permit, the Planning Board shall conclude and make a part of the record, compliance with the following criteria:

1. That the proposed use is permitted in the underlying zoning district;
2. No alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible;
3. A wetland scientist has provided an impact evaluation that includes the “functions and values” of the wetland(s), an assessment of the potential project-related impacts and concluded to the extent feasible, the proposed impact is not detrimental to the value and function of the wetland(s) or the greater hydrologic system.
4. That the design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland or wetland buffer;
5. That the proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of groundwater, or other reasons;
6. The applicant may propose an increase in wetland buffers elsewhere on the site that surround a wetland of equal or greater size, and of equal or greater functional value than the impacted wetland
7. In cases where the proposed use is temporary or where construction activity disturbs areas adjacent to the immediate use, the applicant has included a restoration proposal revegetating any disturbed area within the buffer with the goal to restore the site as nearly as possible to its original grade and condition following construction.
8. That all required permits shall be obtained from the New Hampshire Department of Environmental Services Water Supply and Pollution Control Division under NH RSA §485-A: 17, the New Hampshire Wetlands Board under NH RSA §483-A, and the United States Army Corps of Engineers under Section 404 of the Clean Water Act.;



May 27, 2026

Dave Sharples, Town Planner
Town of Exeter
10 Front Street
Exeter, NH 03833

**Re: Conditional Use Permit Application
Liam & Meagan Sullivan
18 Oaklands Road
Tax Map 11, Lot 3
Exeter, NH 03833**

Dear Mr. Sharples:

Mission Wetland and Ecological Services, LLC (Mission), on behalf of Liam Newman and Meagan Sullivan (the “applicant”), is submitting this letter in support of the Conditional Use Permit (CUP) application for construction impacts within the Wetlands Conservation Overlay District (WCOD) at the above-referenced parcel. The applicant proposes a driveway and wetland crossing to access buildable upland portions of the project site. Impacts will be incurred to a poorly-drained forested wetland saddle and the Town of Exeter 40-foot limited use buffer. Impacts to the forested wetland include 1,161 Square Feet (SF) permanent while 178 SF will be temporarily impacted for erosion control mulch berm installation and maintenance. In addition, impacts to the Town of Exeter 40-foot limited use buffer include 8,565 SF of permanent impact and 621 SF of temporary impacts, similarly, for erosion control installation and maintenance. The applicants have proposed a robust Buffer Enhancement Plan (BEP) to offset those unavoidable impacts to the WCOD. Please refer to the enclosed plan set which includes the Plan for Residential Development Driveway Plan & Profile prepared by Beals Associates, PLLC, dated April 2026.

9.1.6.B. Prior to issuance of a conditional use permit, the Planning Board shall conclude and make a part of the record, compliance with the following criteria:

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

This proposal is similar to other single-family dwellings associated with this zoning district. The use is expressly allowed in the underlying zoning district.

2. No alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible.

This proposal represents the least impacting practicable alternative. The initial concept was prepared for the previous landowner. Since then, property has changed ownership and the current landowners/applicants have deemed that initial design impracticable given the limit of usable uplands and their home design goals. In addition, the small upland area in the southerly corner of the parcel would also result in wetland and buffer impacts, allows little space for anything beyond a house, driveway, and septic field (e.g., minimal lawn area), and

would be a negative visual impact to the abutting property owners/residents. Further, a driveway configuration to access this portion of the parcel would require a left turn with a driveway radius that would be difficult for emergency vehicles to access. This preferred alternative would result in less visual impact to the abutting property owners and increased vegetative and privacy screening for those property owners located to the south and west. This proposal accommodates a modest single-family home and is the culmination of an exhaustive existing conditions analysis and site design process that endeavors to balance state and town regulations, environmental and abutter impacts, long term sustainability and enjoyment of the property, and the needs of a young family who wish to remain in the area. It should be noted that the proposed wetland crossing avoids any encroachment to the prime wetland buffer and the septic design located in buildable uplands avoids impacting the refined (field delineated through Env-Wt 703.05) on-the-ground prime wetland buffer (125 feet) and the Town of Exeter 100-foot prime wetland no cut/no disturb buffer.

3. A wetland scientist has provided an impact evaluation that includes the “functions and values” of the wetland(s), an assessment of the potential project-related impacts and concluded to the extent feasible, the proposed impact is not detrimental to the value and function of the wetland(s) or the greater hydrologic system.

The existing conditions of the subject forested wetland saddle and its functions and values, as outlined and referenced in the United States Army Corps of Engineers - New England Region, Highway Methodology Workbook Supplement (September 1999), are summarized below:

Groundwater Recharge/Discharge

This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. It refers to the fundamental interaction between wetlands and aquifers, regardless of the size or importance of either.

The subject forested wetland saddle and the area in general are not associated with an aquifer protection area and does not possess high aquifer transmissivity rates. Please refer to enclosed Figure 6. Aquifer Transmissivity Map – 18 Oaklands Road Exeter, NH for a depiction of aquifer transmissivity rates based on the GRANIT mapping maintained by the University of New Hampshire (UNH). There is some capacity for the poorly-drained sand and loamy sand hydric soils associated with the narrow, forested wetland saddle to infiltrate groundwater; however, the parcel is not located in the Aquifer Protection District overlay in accordance with the Zoning Map Town of Exeter, 2019.

Floodflow Alteration (Storage and Desynchronization)

This function considers the effectiveness of a wetland to reduce flood damage by attenuating flood waters for prolonged periods following precipitation events.

There are no designated FEMA flood zones and floodplains associated with the subject forested wetland saddle.

Fish and Shellfish Habitat

This function considers the effectiveness of seasonal or permanent waterbodies associated with the wetland in question for fish and shellfish habitat.

There is no seasonal and/or permanent surface water associated with the subject forested wetland saddle and no capacity to provide fish or shellfish habitat.

Sediment/Toxicant Retention

This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants, or pathogens.

The subject forested wetland saddle may play a part in trapping of any sediments from unstable surfaces; however, as it exists, there are no sources of sediment associated with the subject property that would contribute to the wetland resources associated with the project site.

Nutrient Removal/Retention/Transformation

This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers, or estuaries.

The subject forested wetland saddle is likely capable of some degree of nutrient attenuation; however, it is heavily shaded and lacks a dense herbaceous community that might provide opportunities to attenuate or metabolize excessive nutrients. In the proposed condition, there will be wildlife conservation seed mix sown in the temporary buffer impact areas.

Production Export

This function relates to the effectiveness of the wetland to produce food or usable products for humans or other living organisms.

The subject forested wetland saddle is not capable of this function. The forested wetland is well-shaded and does not contain dense shrub or herbaceous vegetation strata. Moreover, the subject forested wetland system lacks vegetation diversity. Any minor food resources within the forested saddle wetland (glossy buckthorn, highbush blueberry, and/or winterberry) are attenuated within the wetland system.

Sediment/Shoreline Stabilization

This function relates to the effectiveness of the wetland to stabilize streambanks and shorelines against erosion.

While the topography and landscape configuration serves as a saddle for high groundwater and overland flow, the subject forested wetland saddle contains no intermittent or perennial waterways and does not possess banks or bankfull parameters that would act to contain flow during storm events or periods of high water from the contributing wetland system upstream.

Wildlife Habitat

This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and/or migrating species must be considered.

*Wildlife habitat is a capable function forested wetland saddle; however, this is not a principal function given its size and configuration within a relatively narrow saddle that is contiguous with the larger forested wetland system located to the east and south. Mission did conduct several visits in October 2021, December 9, 2025, March 19, 2026 and April 2, 2026. Mission observed small white-footed mouse (*Peromyscus leucopus*) and resident songbirds, including*

tufted titmice (Baeolophus bicolor), black-capped chickadees (Poecile atricapillus), white-throated sparrows (Zonotrichia albicollis), northern mockingbirds (Mimus polyglottos), white-breasted nuthatch (Sitta carolinensis), and downy woodpeckers (Picoides pubescens) utilizing this subject wetland area and the vicinity, as well as white-tailed deer (Odocoileus virginianus) sign. Please refer to Figure 3: The Wildlife Action Plan Wildlife Habitat Land Cover and Figure 4: Highest Ranked Habitat Map, based on the online GRANIT website maintained by the UNH. The site is mapped within an Appalachian Oak-Pine upland community. In addition, based on field assessments, the majority of relevant forested wetlands are comprised of hemlock-hardwood-pine with a sparse understory, typical of freshwater landscapes in the Seacoast region of New Hampshire. It is mapped as a Tier II Highest Ranked Wildlife Habitat.

Recreation (Consumptive and Non-consumptive)

This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting, and other active or passive recreational activities. Consumptive activities consume or diminish the plants, animals, or other resources, that are intrinsic to the wetland, whereas non-consumptive activities are not.

The subject forested wetland saddle is located on private property and there is no public access for recreational activities.

Educational Scientific Value

This value considers the effectiveness of the wetland as a site for an “outdoor classroom” or as a location for scientific study or research.

The subject forested wetland saddle is not capable of providing valuable educational opportunities due to its size and landscape configuration.

Uniqueness/Heritage

This value relates to the effectiveness of the wetland or its associated waterbodies to produce certain special values. Special values may include such things as archaeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geologic features.

The subject forested wetland saddle system is one of the most frequently encountered wetland systems in New England and the greater Seacoast Region.

Visual Quality Aesthetics

This value relates to the visual and aesthetic qualities of the wetland.

The subject forested wetland saddle system is capable of providing Visual Quality and Aesthetics for the applicants. With dense overstory, there is not much opportunity for visual observation from abutting properties and the subject forested wetland saddle is one of the most frequently encountered wetland cover types in the region.

Threatened or Endangered Species Habitat

This value relates to the effectiveness of the wetland or associated waterbodies to support threatened or endangered species.

*Mission conducted several site visits throughout the preliminary assessment process and did not encounter any unique habitat structure or rare vegetation communities such as Atlantic White Cedar Swamps, Swamp White Oak Exemplary communities, dense scrub shrub wetlands with a semi-permanent hydroperiod, or vernal pools that would be host to rare, endangered, or threatened wildlife. Given the variation in hydroperiod based on precipitation patterns, climatic circumstances, or evapotranspiration rates, the greater, very-poorly drained maple-birch overstory tree community with sphagnum moss hummock-hollow habitat structure associated with mapped Prime Wetland #1 may provide nesting habitat for four-toed salamanders (*Hemidactylium scutatum*) during years with a more substantial hydroperiod. However, with the succession of the forested cover, the demand on the water budget of this system may limit the duration of standing water in this wetland system. The official report issued by the Natural Heritage Bureau (NHB File #26-1128) and NHDES indicated that there may be habitat relative to protected turtle species. This wetland system does not maintain a sufficient hydroperiod to support semi-aquatic turtles such as Blanding's turtle and spotted turtles for foraging, basking, cover, and also for brumation during winter months. Further, there are no open sandy upland areas that would provide suitable nesting habitat for either of these semi-aquatic turtles. The far distant Fresh River ecosystem and Piscassic River Wildlife Management Area are more suitable for these protected semi-aquatic turtle species. Mission did, however, observe common suburban wildlife utilizing the forested uplands and wetlands associated with the parcel. Mission did observe common suburban wildlife utilizing the forested wetlands and uplands associated with the parcel.*

The preferred alternative proposes wetland impacts to a common wetland cover type and drainage class. The robust BEP prepared to offset the proposed impacts will more than compensate for any function or value lost to the 1,161 SF of impact to this subject forest wetland saddle.

4. That the design, construction and maintenance of the proposed use will, to the extent feasible, minimize detrimental impact on the wetland or wetland buffer.

The proposed wetland crossing and design will incorporate Best Management Practices (BMPs) The limit of disturbance is depicted by the erosion control mulch berm on the site plan set. These components will serve as Best Management Practices (BMPs). The project has been designed to reduce the permanent buffer impacts with these BMPs in mid and implemented to prevent further impacts to this portion of the forested wetland saddle. The BMPs will act as the limit of disturbance and effectively contain construction material and equipment as well as any debris or fine sediments associated with construction activity. Incorporating erosion control mulch berms provides a filter medium that blends in with the topography of the ground and reduces potential of silt-laden stormwater runoff from entering the wetland resources. The BMP measures will be maintained and accumulated sediment will be promptly removed to ensure continued functional capacity to avoid and/or minimize erosion and siltation in the direction of the forested wetlands. These BMPs will remain in place until the site is vegetatively stabilized. The depiction of erosion control mulch berm represents the approximately 30,000 SF limit of disturbance associated with the project.

5. That the proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of groundwater, or other reasons;

The hydrologic connectivity will be preserved with the installation of a 15-inch PVC pipe in a relatively dry forested wetland area during regular climatic conditions following spring runoff. In addition, the applicant is committed to implementing the robust mitigation plan to offset permanent wetland impacts with a generous ratio for buffer zone impacts. The BEP incorporates high quality shrub plantings with wildlife habitat structure components to catalyze and enhance the existing plant community.

6. The applicant may propose an increase in wetland buffers elsewhere on the site that surround a wetland of equal or greater size, and of equal or greater functional value than the impacted wetland.

The applicant is committed to implementing the robust Buffer Enhancement Plan (BEP) to mitigate for and offset permanent wetland impacts (1,161 SF) and 40-foot limited use buffer impacts (8,565) with a generous ratio for those buffer zone impacts. To supplement the request for Conditional Use, the applicant proposes the (BEP) as mitigation for wetland and 40-foot limited-use buffer zone impacts. The 14,800 SF BEP is sited in the location of the crossing and at the edges of the limit of disturbance. The BEP will include boulder piles and nest boxes as well as those prescribe high-quality native plantings to complement the surrounding forested areas with wildlife habitat structure. These habitat structures may provide cover, nesting, and foraging for a diversity of wildlife species. The BEP prescribes shrub plantings to enhance a relatively sparse understory as well as provide function and value for wildlife with habitat structure components. The shrub species indicated in Table 1. Buffer Enhancement Planting Schedule foster taxonomic variation with specific attributes for wildlife habitat provision. Table 1 describes planting specifications and the valuable aesthetics and functional attributes of the selected high-value shrubs species. In addition to providing nesting, feeding, foraging, and cover opportunities, these species will produce showy inflorescences and fruiting bodies during a variety of periods during the growing season. Seeds of these species are of high value especially as a food source for overwintering birds as well as small mammals and opportunistic herpetofauna that may be associated with the forested wetland. Consumption by small mammals and birds, as well as upland game birds is anticipated. Species recruitment associated with the BEP areas and overall project site may include eastern kingbirds (*Tyrannus tyrannus*), white-throated sparrow (*Zonotrichia albicollis*), black and white warbler (*Mniotilta varia*), ovenbird (*Seiurus aurocapillus*), black-throated blue warblers (*Setophaga caerulescens*), black-throated green warblers (*Setophaga virens*), and tree swallows (*Tachycineta bicolor*) with a preference to the BEP plantings and structure by association with adjacent uplands and wetlands. These will complement frequently encountered suburban species such as finches (Fringillidae), dark-eyed juncos (*Junco hyemalis*), white-breasted nuthatches (*Sitta carolinensis*), and tree sparrows (*Spizella arborea*). Small mammals like deer mouse (*Peromyscus maniculatus*), eastern cottontail rabbits (*Sylvilagus floridanus*) may also encounter additional foraging opportunities while the wildlife conservation seed mix will promote vegetation which will attract a greater variety of pollinating butterflies and moths (Lepidopteran) and bees (Apiformes) species to the showy inflorescences of this herbaceous vegetation and high-value shrub plantings.

The four (4) proposed boulder piles will provide cover and refuge for small mammals and frequently encounter herpetofauna that may utilize the wetland/upland interface for foraging, feeding, and or cover habitat. The areas have been strategically sited in locations where the uplands interface with forested wetlands. In addition, eight (8) pole or sapling-mounted nest boxes will be erected throughout the BEP adjacent to the forested wetland saddle as depicted

on the site plan set. Nest boxes are placed adjacent to available food and cover (tree and shrub lines) and boulder pile habitat features. As such, they will be utilized by numerous avian and mammalian species, in some cases, where tree cavities are absent, as most cavity nesting species will readily use nest boxes. These nest boxes also provide excellent recreational wildlife viewing opportunities for the homeowners and the surrounding yard. Species of focus for nest boxes include white-breasted nuthatch (*Sitta carolinensis*), chickadee, hairy woodpecker (*Picoides villosus*), downy woodpecker (*Picoides pubescens*), northern flicker (*Colaptes auratus*), eastern phoebe (*Sayornis phoebe*), white-throated sparrow, house wren (*Troglodytes aedon*), yellow warbler (*Setophaga petechia*), and common yellowthroat (*Geothlypis trichas*). The nest boxes will complement frequently encountered suburban species such as finches (Fringillidae), dark-eyed juncos, and tree sparrows, while high quality BEP plantings may attract eastern kingbird, catbird, robin, thrushes, cedar waxwing (*Bombycilla cedrorum*), cardinal (*Cardinalis cardinalis*), pine grosbeak. Small mammals like eastern cottontail rabbits (*Sylvilagus floridanus*), gray squirrels (*Sciurus carolinensis*) and red squirrels (*Tamiasciurus hudsonicus*), and deer may also complement the existing small mammal and deer population. Gray squirrels, red squirrels, and eastern chipmunks (*Tamias striatus*) may also utilize nest boxes for nesting and the storing of food caches. Please refer to Figure 1. Nest Box Schematics for details. As a demonstration of repurposing onsite resources, during site work operations, the contractor will salvage and stockpile large rocks and boulders to be utilized and placed during site grading in general accordance with the depictions on the proposed driveway plan site set. Again, these boulder piles will provide cover and refuge for small mammals and reptiles that may utilize the wetlands, NDZ, and wetland setback for foraging, feeding, and or basking habitat. If requested by the Exeter Conservation Commission, the appliance is open to discussing the placement of nest boxes around the proposed single-family dwelling at the limit of disturbance.

Table 1 outlines a wildlife conservation seed mix. It is anticipated that additional species from rooting structures indigenous to the topsoil will colonize the areas, as well as seed propagules that become established after transport by wind, insects, and birds. In addition, the BEP will provide opportunities for a variety of pollinating butterflies and moths (Lepidopteran) and bees (Apiformes) species attracted to the showy inflorescences of these proposed shrub plantings.

7. In cases where the proposed use is temporary or where construction activity disturbs areas adjacent to the immediate use, the applicant has included a restoration proposal revegetating any disturbed area within the buffer with the goal to restore the site as nearly as possible to its original grade and condition following construction.

The applicant is committed to restoring all appropriate grades as close to their existing conditions, as practicable given the required construction of the driveway and dwelling and to observe all local setbacks/buffers in the context of the minor Prime Wetland boundary revision. Moreover, the applicant is committed to implementing the BEP explained in detail with criterion # 5 above.

8. That all required permits shall be obtained from the New Hampshire Department of Environmental Services Water Supply and Pollution Control Division under NH RSA §485-A: 17, the New Hampshire Wetlands Board under NH RSA §483-A, and the United States Army Corps of Engineers under Section 404 of the Clean Water Act.

The applicant is also submitting a Dredge and Fill permit application with the New Hampshire Department of Environmental Services and the under Section 404 of the Clean Water Act with Army Corps of Engineers through the Regulatory Request Service. In addition, the septic design is drafted and pending submittal.

Table 1. Buffer Enhancement Planting Schedule

Shrub Species	Spacing Specifications	Aesthetic & Wildlife Function & Value
Maple-leaved Viburnum (<i>Viburnum acerifolium</i>)	ten (10) three to four-foot specimens, planted ten-feet on center	Thicket forming shrub with creamy flowers and extremely colorful fall foliage and drupes. Drupes, twigs, and buds are excellent food for white-throated sparrow, hermit thrush, cardinal, bluebird, catbird, chipmunk, squirrels, and rabbit. Attracts native bees, butterflies, and moths.
Gray Dogwood (<i>Cornus racemosa</i>)	ten (10) three to four-foot specimens, planted ten-feet on center	Fruits persistent to early winter provide cover, nesting sites, and fall food for wild turkey, ruffed grouse, northern flicker, downy woodpecker, eastern kingbird, catbird, robin, thrushes, cedar waxwing, cardinal, pine grosbeak, squirrels, rabbit, and deer.
Herbaceous Species	Specifications	Aesthetic & Wildlife Function & Value
New England Conservation and Wildlife Seed Mix	Broadcast seed application @ 25 lbs/acre	Provides permanent cover of grasses, showy wildflowers, and legumes. For good erosion control and wildlife habitat value. No maintenance seeding appropriate for slopes and disturbed areas adjacent to residential projects and wetland areas. Virginia Wild Rye (<i>Elymus virginicus</i>), Little Bluestem (<i>Schizachyrium scoparium</i>), Big Bluestem (<i>Andropogon gerardii</i>), Red Fescue (<i>Festuca rubra</i>), Switch Grass (<i>Panicum virgatum</i>), Partridge Pea (<i>Chamaecrista fasciculata</i>), Panicleleaf Tick Trefoil (<i>Desmodium paniculatum</i>), Indian Grass (<i>Sorghastrum nutans</i>), Blue Vervain (<i>Verbena hastata</i>), Butterfly Milkweed (<i>Asclepias tuberosa</i>), Black Eyed Susan (<i>Rudbeckia hirta</i>), Common Sneezeweed (<i>Helenium autumnale</i>), Heath Aster (<i>Symphotrichum pilosum</i>), Early Goldenrod (<i>Solidago juncea</i>), Upland Bentgrass (<i>Agrostis perennans</i>).

*Plant materials can be obtained from regional or local vendors.

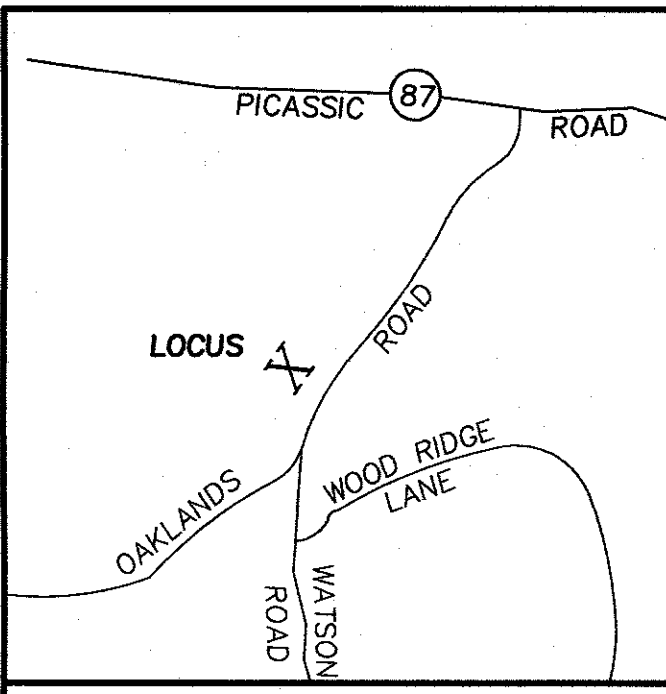
We trust this proposed project meets all requirements to the greatest extent practicable and is satisfactory with the Exeter Planning Board. We ask that you place this item on the next available agenda of the Exeter Conservation Commission Exeter Planning Board. We look forward to discussing this project in further detail. Please feel free to call with any questions regarding this minimum impact wetland permit application.

Respectfully Submitted,
Mission Wetland & Ecological Services, LLC.

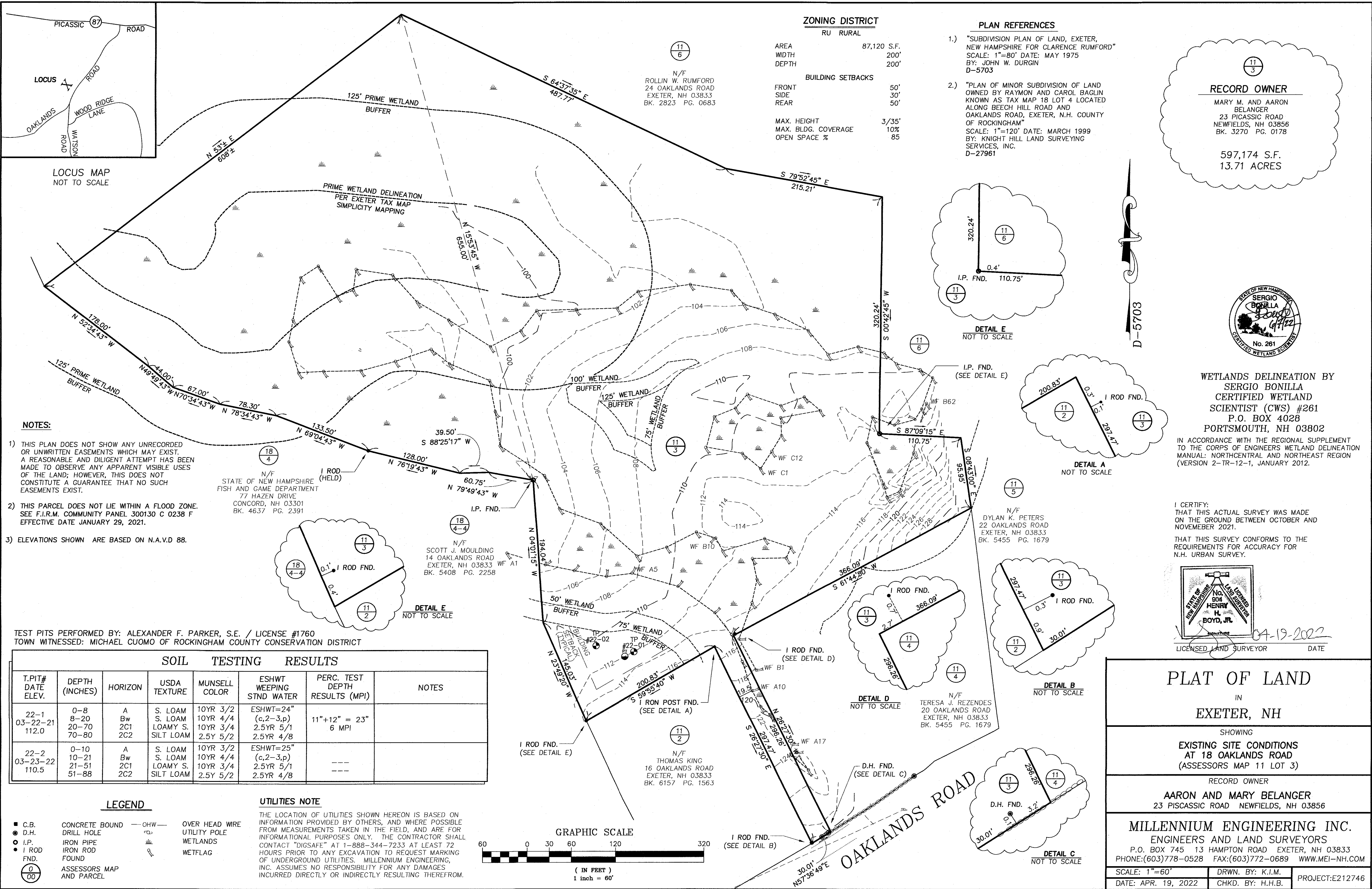


Sergio Bonilla, PWS, CWS, CESSWI
Principal Wetland Ecologist

Cc: Liam Newman & Meagan Sullivan - Applicant, electronic, via e-mail
Christian Smith, P.E., - Beals Associates, PLLC, electronic, via e-mail
Tami Newman – Blue Sky Home Renovations, electronic, via e-mail



LOCUS MAP
NOT TO SCALE



- NOTES:**
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 - THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 300130 C 0238 F EFFECTIVE DATE JANUARY 29, 2021.
 - ELEVATIONS SHOWN ARE BASED ON N.A.V.D 88.

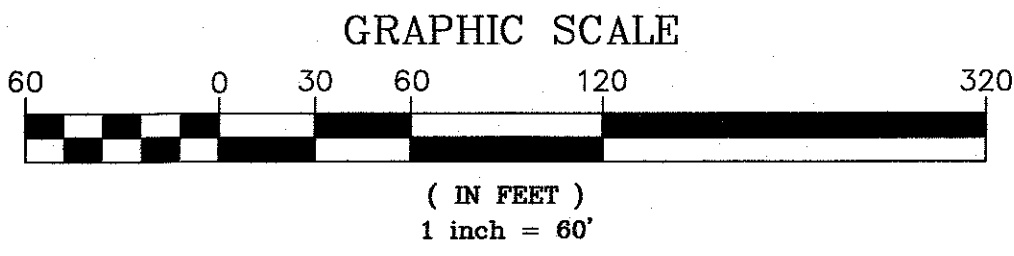
TEST PITS PERFORMED BY: ALEXANDER F. PARKER, S.E. / LICENSE #1760
TOWN WITNESSED: MICHAEL CUOMO OF ROCKINGHAM COUNTY CONSERVATION DISTRICT

SOIL TESTING RESULTS							
T.PIT# DATE ELEV.	DEPTH (INCHES)	HORIZON	USDA TEXTURE	MUNSELL COLOR	ESHWT WEEPING STND WATER	PERC. TEST DEPTH RESULTS (MPI)	NOTES
22-1 03-22-21 112.0	0-8	A	S. LOAM	10YR 3/2	ESHWT=24"	11"+12" = 23" 6 MPI	
	8-20	Bw	S. LOAM	10YR 4/4	(c,2-3,p)		
	20-70	2C1	LOAMY S.	10YR 3/4	2.5YR 5/1		
	70-80	2C2	SILT LOAM	2.5Y 5/2	2.5YR 4/8		
22-2 03-23-22 110.5	0-10	A	S. LOAM	10YR 3/2	ESHWT=25"	---	
	10-21	Bw	S. LOAM	10YR 4/4	(c,2-3,p)		
	21-51	2C1	LOAMY S.	10YR 3/4	2.5YR 5/1		
	51-88	2C2	SILT LOAM	2.5Y 5/2	2.5YR 4/8		

- LEGEND**
- C.B. CONCRETE BOUND
 - D.H. DRILL HOLE
 - I.P. IRON PIPE
 - I ROD IRON ROD
 - FND. FOUND
 - /○ ASSESSORS MAP AND PARCEL
 - OHW — OVER HEAD WIRE
 - UTY — UTILITY POLE
 - WETLANDS
 - WETFLAG

UTILITIES NOTE

THE LOCATION OF UTILITIES SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY OTHERS, AND WHERE POSSIBLE FROM MEASUREMENTS TAKEN IN THE FIELD, AND ARE FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL CONTACT "DIGSAFE" AT 1-888-344-7233 AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST MARKING OF UNDERGROUND UTILITIES. MILLENNIUM ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR ANY DAMAGES INCURRED DIRECTLY OR INDIRECTLY RESULTING THEREFROM.



ZONING DISTRICT

RU RURAL

AREA	87,120 S.F.
WIDTH	200'
DEPTH	200'

BUILDING SETBACKS

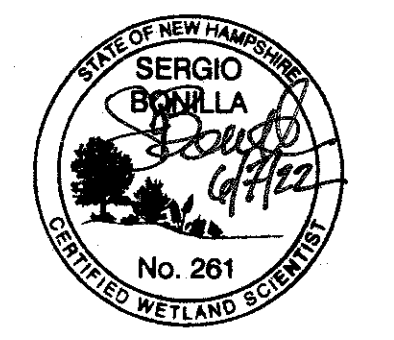
FRONT	50'
SIDE	30'
REAR	50'
MAX. HEIGHT	3/35'
MAX. BLDG. COVERAGE	10%
OPEN SPACE %	85

- PLAN REFERENCES**
- "SUBDIVISION PLAN OF LAND, EXETER, NEW HAMPSHIRE FOR CLARENCE RUMFORD" SCALE: 1"=80' DATE: MAY 1975 BY: JOHN W. DURGIN D-5703
 - "PLAN OF MINOR SUBDIVISION OF LAND OWNED BY RAYMOND AND CAROL BAGLIN KNOWN AS TAX MAP 18 LOT 4 LOCATED ALONG BEECH HILL ROAD AND OAKLANDS ROAD, EXETER, N.H. COUNTY OF ROCKINGHAM" SCALE: 1"=120' DATE: MARCH 1999 BY: KNIGHT HILL LAND SURVEYING SERVICES, INC. D-27961

RECORD OWNER

MARY M. AND AARON BELANGER
23 PICASSIC ROAD
NEWFIELDS, NH 03856
BK. 3270 PG. 0178

597,174 S.F.
13.71 ACRES

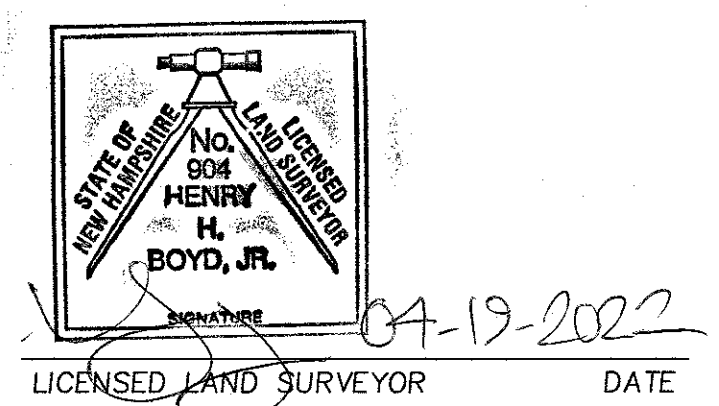


WETLANDS DELINEATION BY
SERGIO BONILLA
CERTIFIED WETLAND
SCIENTIST (CWS) #261
P.O. BOX 4028
PORTSMOUTH, NH 03802

IN ACCORDANCE WITH THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2-TR-12-1, JANUARY 2012).

I CERTIFY THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN OCTOBER AND NOVEMBER 2021.

THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.



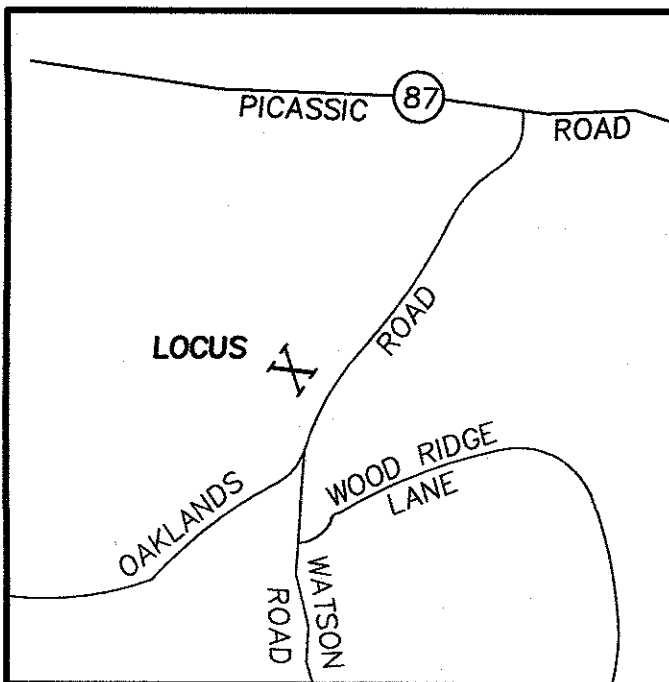
PLAT OF LAND
IN
EXETER, NH

SHOWING
EXISTING SITE CONDITIONS
AT 18 OAKLANDS ROAD
(ASSESSORS MAP 11 LOT 3)

RECORD OWNER
AARON AND MARY BELANGER
23 PICASSIC ROAD NEWFIELDS, NH 03856

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM

SCALE: 1"=60' DRWN. BY: K.I.M.
DATE: APR. 19, 2022 CHKD. BY: H.H.B. PROJECT:E212746



11/6
N/F
ROLLIN W. RUMFORD
24 OAKLANDS ROAD
EXETER, NH 03833
BK. 2788 PG. 0683

11/6
N/F
ROLLIN W. RUMFORD
24 OAKLANDS ROAD
EXETER, NH 03833
BK. 2788 PG. 0683

11/3
RECORD OWNER
MARY M. AND AARON
BELANGER
23 PICASSIC ROAD
NEWFIELDS, NH 03856
BK. 3270 PG. 0178
597,174 S.F.
13.71 ACRES
(CALCULATED)
13.3 ± ACRES
(DEED)

ZONING DISTRICT
RU RURAL

AREA	87,120 S.F.
WIDTH	200'
DEPTH	200'
BUILDING SETBACKS	
FRONT	50'
SIDE	30'
REAR	50'
MAX. HEIGHT	
MAX. BLDG. COVERAGE	3/35'
OPEN SPACE %	10%
	85

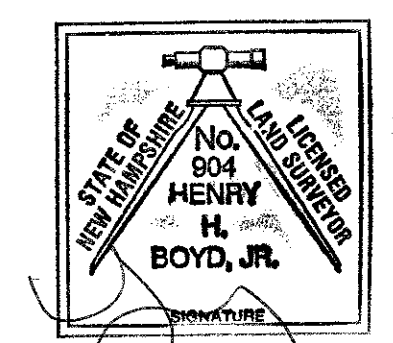


MILLENNIUM ENGINEERING DID NOT PERFORM ON GROUND SURVEY ON THESE LINES. LINES AS SHOWN ARE REPRODUCED BASED ON PLAN D-5703

- PLAN REFERENCES**
- "SUBDIVISION PLAN OF LAND, EXETER, NEW HAMPSHIRE FOR CLARENCE RUMFORD" SCALE: 1"=80' DATE: MAY 1975 BY: JOHN W. DURGIN D-5703
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PURSUANT TO RSA 676:18 III AND RSA 672:14 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.

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN OCTOBER AND NOVEMBER 2021.
THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.



06-06-2022
DATE

PLAT OF LAND
IN
EXETER, NH

SHOWING
EXISTING SITE CONDITIONS
AT 18 OAKLANDS ROAD
(ASSESSORS MAP 11 LOT 3)

RECORD OWNER
AARON AND MARY BELANGER
23 PICASSIC ROAD NEWFIELDS, NH 03856

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE:(603)778-0528 FAX:(603)772-0689 WWW.MEI-NH.COM

SCALE: 1"=60' DRWN. BY: H.H.B.
DATE: JUNE 06, 2022 CHKD. BY: R.S.G. PROJECT:E212746

LOCUS MAP
NOT TO SCALE

18/4
N/F
STATE OF NEW HAMPSHIRE
FISH AND GAME DEPARTMENT
77 HAZEN DRIVE
CONCORD, NH 03301
BK. 4637 PG. 2391

LEGEND

- D.H. DRILL HOLE
- I.P. IRON PIPE
- I ROD IRON ROD
- FND. FOUND
- ASSESSORS MAP AND PARCEL
- OHW — OVER HEAD WIRE
- UTILITY POLE

SEE PLAN
D-27961

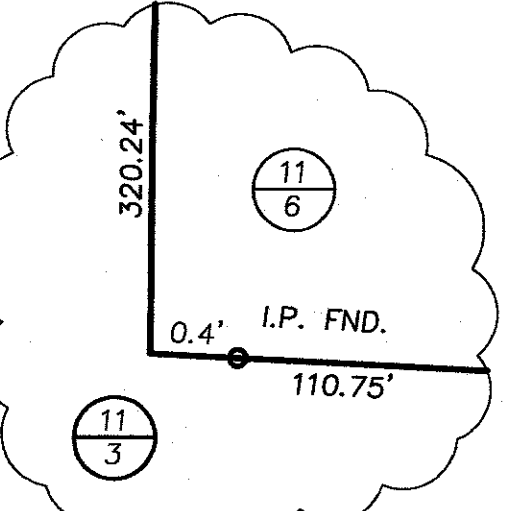
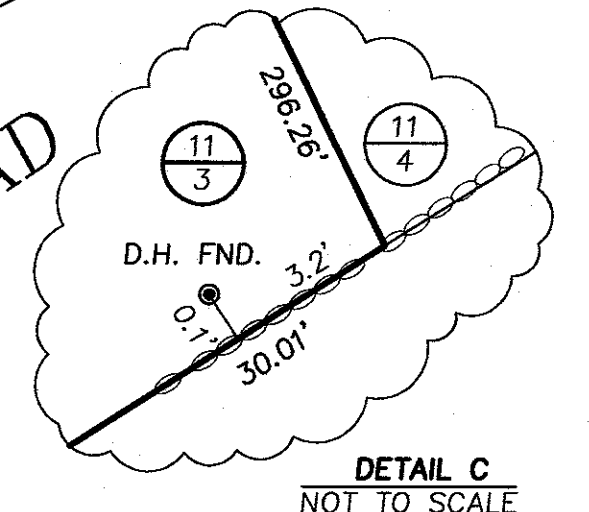
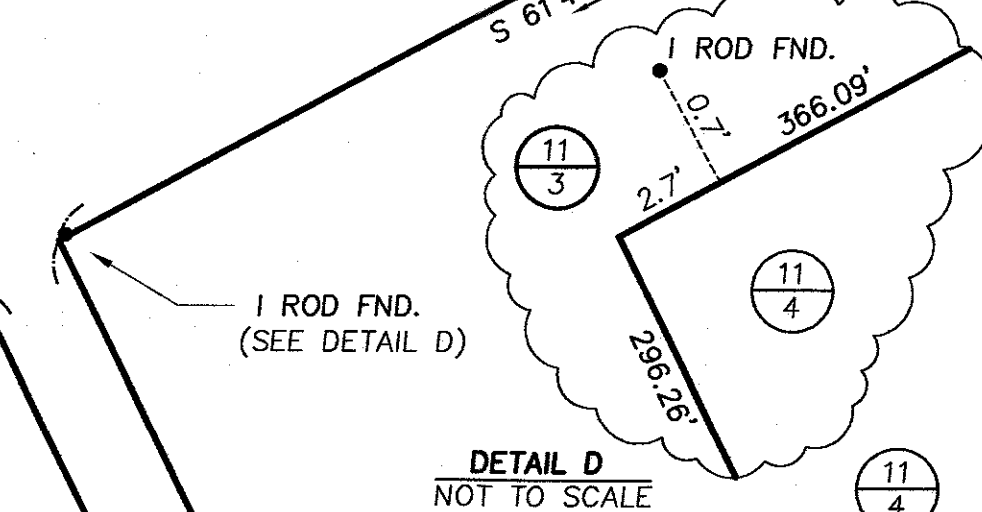
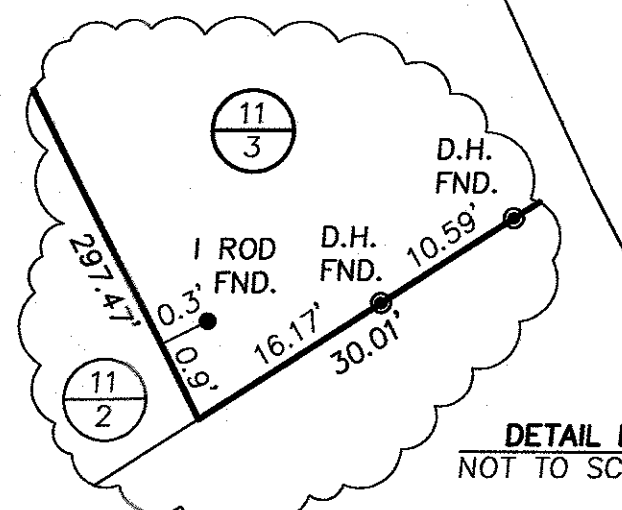
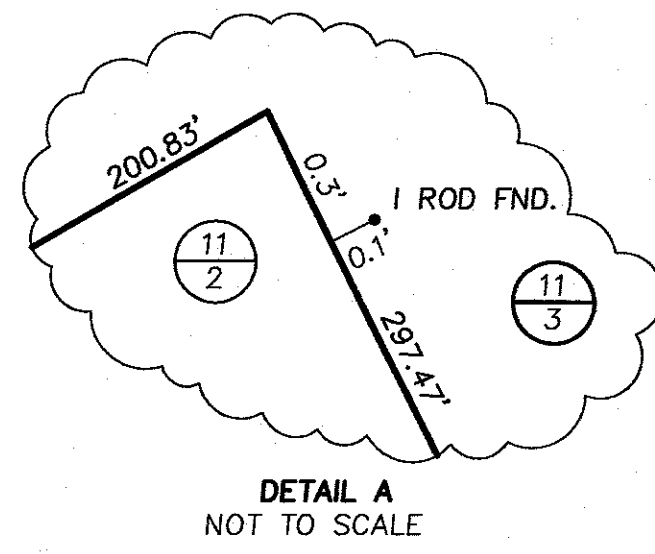
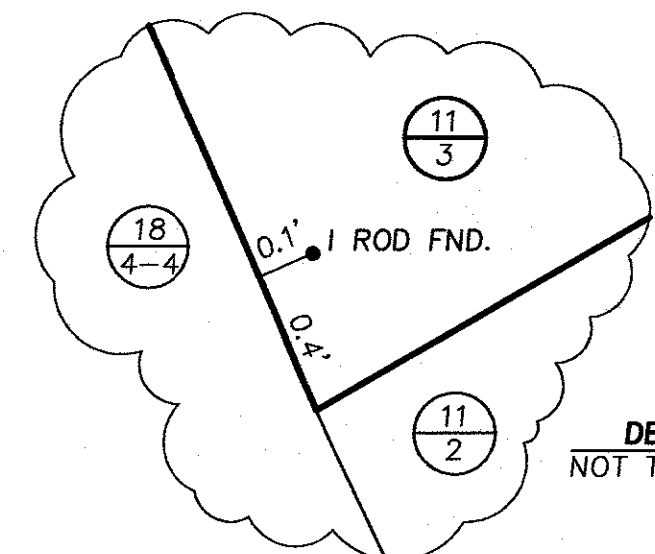
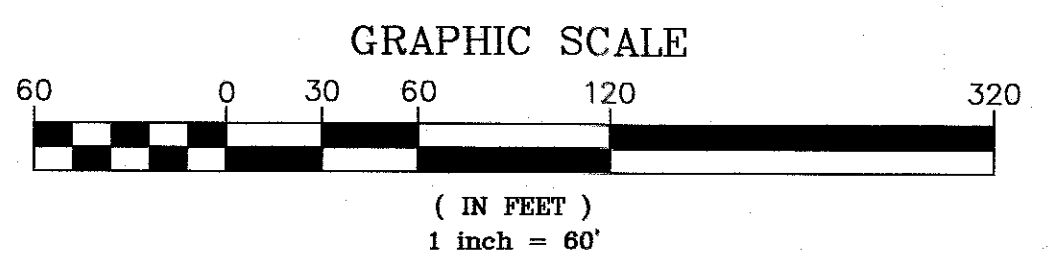
18/4-4
N/F
SCOTT J. MOULDING
14 OAKLANDS ROAD
EXETER, NH 03833
BK. 5408 PG. 2258

11/5
N/F
DYLAN K. PETERS
22 OAKLANDS ROAD
EXETER, NH 03833
BK. 5455 PG. 1679

11/4
N/F
TERESA J. REZENDES
20 OAKLANDS ROAD
EXETER, NH 03833
BK. 5455 PG. 1679

11/2
N/F
THOMAS KING
16 OAKLANDS ROAD
EXETER, NH 03833
BK. 6157 PG. 1563

- NOTES:**
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
 - THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 300130 C 0238 F EFFECTIVE DATE JANUARY 29, 2021.



PREPARED FOR:
**LIAM NEWMAN &
 MEAGAN SULLIVAN**
 21 NORTH ROAD
 EAST KINGSTON, NH 03827

BA
BEALS
 ASSOCIATES, PLLC
 70 PORTSMOUTH AVE,
 THIRD FLOOR, SUITE 2
 STRATHAM, N.H. 03885
 PHONE: 603-583-4860,

PLAN SET LEGEND

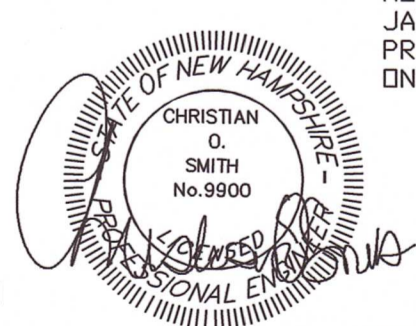
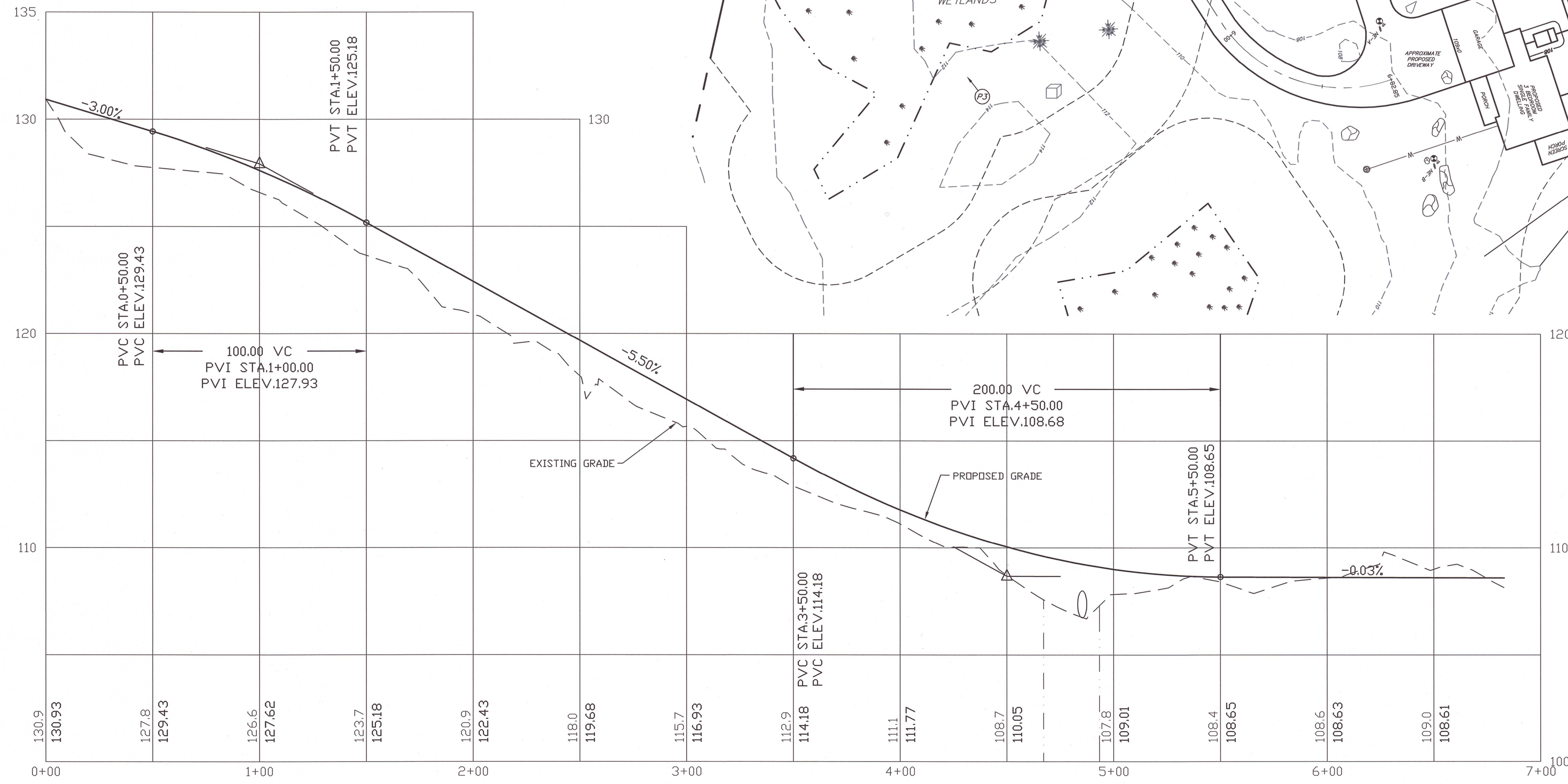
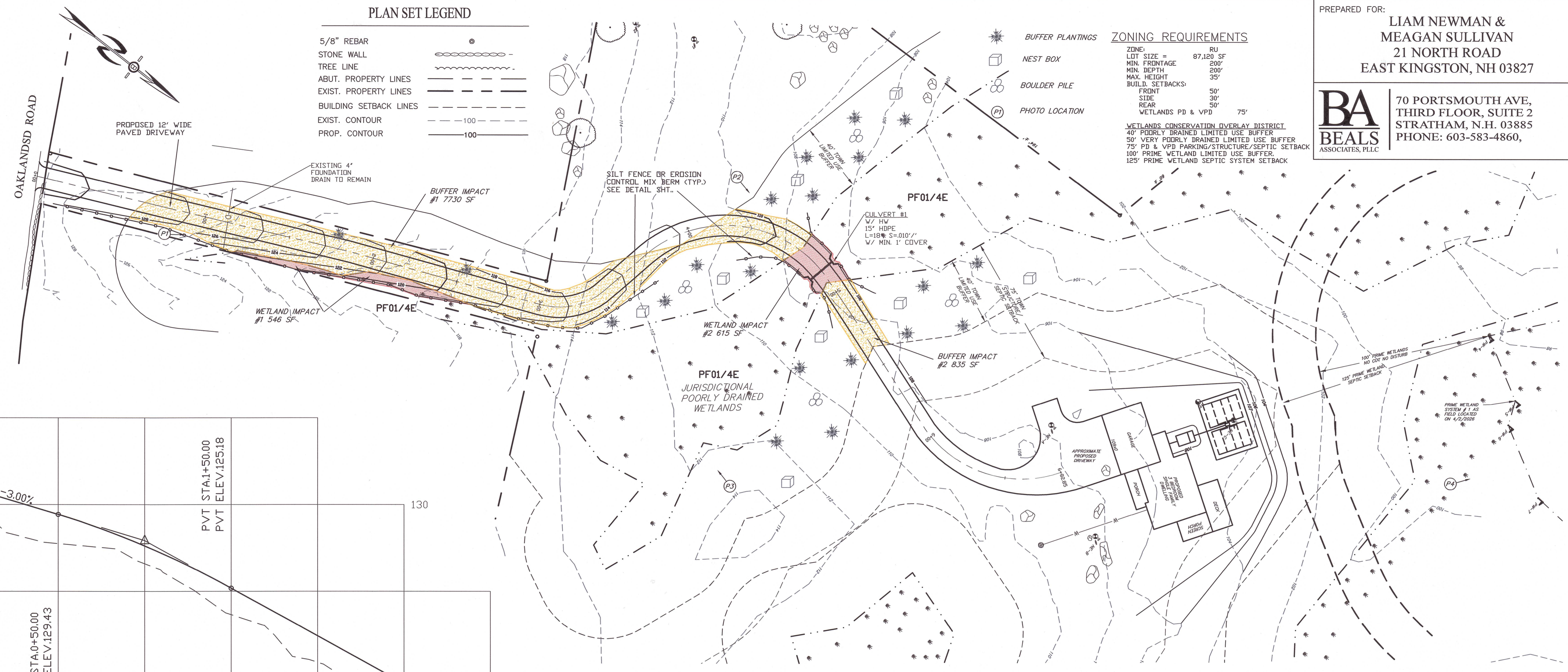
- 5/8" REBAR
- STONE WALL
- TREE LINE
- ABUT. PROPERTY LINES
- EXIST. PROPERTY LINES
- BUILDING SETBACK LINES
- EXIST. CONTOUR
- PROP. CONTOUR

- BUFFER PLANTINGS
- NEST BOX
- BOULDER PILE
- PHOTO LOCATION

ZONING REQUIREMENTS

ZONE:	RU
LOT SIZE =	87,120 SF
MIN. FRONTAGE	200'
MIN. DEPTH	200'
MAX. HEIGHT	35'
BUILD. SETBACKS:	
FRONT	50'
SIDE	30'
REAR	50'
WETLANDS PD & VPD	75'

WETLANDS CONSERVATION OVERLAY DISTRICT
 40' POORLY DRAINED LIMITED USE BUFFER
 50' VERY POORLY DRAINED LIMITED USE BUFFER
 75' PD & VPD PARKING/STRUCTURE/SEPTIC SETBACK
 100' PRIME WETLAND LIMITED USE BUFFER
 125' PRIME WETLAND SEPTIC SYSTEM SETBACK



THE DELINEATION OF FRESHWATER WETLANDS WAS CONDUCTED IN OCTOBER, 2021 BY SERGIO BONILLA, NEW HAMPSHIRE CERTIFIED WETLAND SCIENTIST (CWS) #261, IN ACCORDANCE WITH 12-NH-ENR 406 AS REQUIRED BY THE NHDES WETLANDS BUREAU AND BY EXTENSION THE UNITED STATES ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1 (JANUARY 1987), AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION (VERSION 2 - TR-12-1, JANUARY 2012). THE REFINED, FIELD DELINEATED PROJECT-RELEVANT PRIME WETLAND BOUNDARY WAS CONDUCTED ON IN APRIL, 2026 IN ACCORDANCE WITH ENV-WT 703.07

PROFILE SCALES:
 HORIZONTAL: 1"=30' VERTICAL: 1"=3'

REVISIONS:	DATE:
DRIVEWAY PLAN AND PROFILE	
PLAN FOR: RESIDENTIAL PROPERTY 18 OAKLANDS ROAD EXETER, NH TAX MAP 11, LOT 3	
DATE: APRIL 2026	SCALE: 1"=30'
PROJ. NO: NH-1584	SHT NO. 1

OWNER OF RECORD
 LIAM NEWMAN
 MEAGAN SULLIVAN
 21 NORTH ROAD
 EAST KINGSTON, NH 03827
 BK 054L PG 0656

Return to:
Liam Newman and Meagan Sullivan
21 North Road
East Kingston, NH 03827



LCHIP	ROA673942	25.00
TRANSFER TAX	RO128763	3,750.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: that We, **Aaron Belanger and Mary M. Belanger**, Husband and Wife, of 23 Piscassic Road, Newfields, New Hampshire 03856, **FOR CONSIDERATION PAID**, grant to **Liam Newman and Meagan Sullivan**, of 21 North Road, East Kingston, New Hampshire 03827, as joint tenants with rights of survivorship, with **WARRANTY COVENANTS** the following described premises:

A certain tract or parcel of land in the Town of Exeter, County of Rockingham and State of New Hampshire, shown as Lot 11-3 on a plan of land entitled "Plat of Land in Exeter, NH showing Existing Site Conditions at 18 Oaklands Road (Assessors Map 11, Lot 3), Record Owner Aaron and Mary Belanger, 23 Piscassic Road, Newfields, NH 03856, Millennium Engineering Inc., Engineers and Land Surveyors, P.O. Box 745, 13 Hampton Road, Exeter, NH 03833" dated June 6, 2022, Scale 1" = 60' and recorded in the Rockingham County Registry of Deeds as Plan D-43343.

Lot 11-3 contains 13.71 acres (597,174 square feet), more or less, according to said plan.

Subject to any easements and restrictions as shown on said plan.

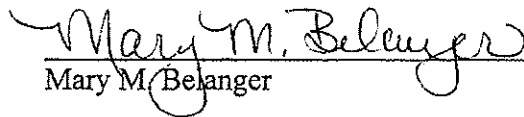
Meaning and intending to describe and convey the same premises conveyed to Grantors by deed from Nancy A. Matthews dated February 11, 1998 and recorded in Rockingham County Registry of Deeds at Book 3270, Page 0178.

This is not homestead property.

Executed this 10th day of April, 2024.



Aaron Belanger

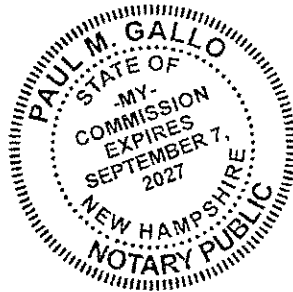


Mary M. Belanger

State of New Hampshire
County of Rockingham

April 10, 2024

Then personally appeared the above-named Aaron Belanger and Mary M. Belanger known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed same freely and intelligently, for the purposes contained herein, before me.



Notary Public/Justice of the Peace
Commission expiration:

**ABUTTERS LIST
FOR
NH- 1584 EXETER-TAMI NEWMAN (Bluesky Home Renovations)
(18 OAKLANDS RD)
DATE MAY 29, 2026**

SUBJECT PARCEL

TAX MAP/LOT

11-03

OWNER OF RECORD

LIAM NEWMAN
21 NORTH RD.
EAST KINGSTON, NH 03827

ABUTTERS

TAX MAP/LOT

11-02

OWNER OF RECORD

THOMAS KING
16 OAKLANDS RD
EXETER, NH 03833

11-04

TERESA J REZENDES REV TRUST
20 OAKLANDS RD.
EXETER, NH 03833

11-05

DYLAN K. PETERS
22 OAKLANDS RD
EXETER, NH 03833

11-06

ROLLIN W. RUMFORD
24 OAKLANDS RD.
EXETER, NH 03833

18-04

STATE OF NEW HAMPSHIRE
11 HAZEN DR
CONCORD, NH 03301

18-04-4

SCOTT J. MOULDING
14 OAKLANDS RD
EXETER, NH 03833

19-09

ROBERT WHITE
17 OAKLANDS RD.
EXETER, NH 03833

**ABUTTERS LIST
FOR
NH- 1584 EXETER-TAMI NEWMAN (Bluesky Home Renovations)
(18 OAKLANDS RD)
DATE MAY 29, 2026**

PROFESSIONALS

ENGINEERING FIRM

BEALS ASSOCIATES, PLLC.
70 PORTSMOUTH AVE. 3RD FLOOR
STRATHAM, NH 03885

SURVEYOR

MILLENIUM ENGINEERING
HENRY BOYD
62 ELM ST
SALISBURY, MA 01952

WETLAND

SERGIO BONILLA
MISSION WETLAND & ECOLOGICAL SVS.
PO BOX 4028
PORTSMOUTH, NH 03802

APPLICANT

BLUESKY HOME RENOVATIONS
TAMI NEWMAN
2 COLLEGE RD #504,
STRATHAM, NH 03885

May 24, 2026

Exeter Planning Board
10 Front Street
Exeter, NH 03833

Re: Support for Wetlands Conditional Use Permit at 18 Oaklands Rd, Tax Map 11, Lot 3

Dear Members of the Planning Board:

My name is Scott Moulding and I own the property at 14 Oaklands Rd, Exeter, NH, which abuts the subject property 18 Oakland Road. I am writing in support of the requested Wetlands Conditional Use Permit for the proposed wetlands crossing at 18 Oaklands Rd. I have lived next to this property for 19 years and am familiar with the site and the nearby wetland area. Mr. Newman has explained to my wife and I what he wishes to do and we have walked the site on his property for perspective. I have also reviewed a draft copy of Mr. Newman's proposal supplied to me by Mr. Newman outlying the crossing. Based on what I have seen and has been explained to me; the proposal seems reasonable. Any disturbance would be limited to what is needed for the proposed crossing and strong measures to reduce impacts would be implemented, including but not limited to, buffer plantings, nest boxes, and boulder piles.

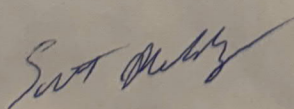
I understand that the proposal is intended to provide residential access to an upland portion of the property and that Mr. Newman is not seeking an open-ended right to disturb other wetland areas. In my opinion, this is a reasonable and appropriately limited request. The proposal would also provide more privacy for all involved including other abutting neighbors since it seeks to make possible a dwelling with increased buffer area between Mr Newman's future residence and the abutting existing residences, improving the quality of life for us all.

I respectfully ask the Board to approve the Wetlands CUP, subject to any conditions it finds appropriate, as this project seems to be carefully scoped, professionally reviewed, and strategically designed to minimize and restore impacts to the extent feasible.

Thank you for your consideration.

Sincerely,

Scott Moulding
603-289-5204
scottmoulding@rocketmail.com

 5/24/26



Mission Wetland & Ecological Services, LLC
P.O. Box 4028
Portsmouth, NH 03802
(603) 361-3204
missionwetland@gmail.com

LETTER OF TRANSMITTAL

**New Hampshire Department of
Environmental Services
Wetlands Bureau
29 Hazen Drive - PO Box 95
Concord, NH 03302-0095**

Attention: _____ Date: 5/28/26

**NHDES Minimum Impact Wetland
Permit Application Package
18 Oaklands Road
Exeter, NH 03833**

Project reference: **Tax Map 11, Lot 3** _____ Project number: 26-003

We are sending you the following:

Number of originals:	Number of copies:	Description:
1		NHDES Minimum Impact Wetland Permit Application Package
1		Check for \$400.00 to Treasurer, State of NH

Dear Wetland Reviewer:

Enclosed, please find a copy of the NHDES Minimum Impact Wetland Permit Application Package submitted on behalf of Liam Newman & Meagan Sullivan (the "applicant") for the proposed wetland crossing at the above-referenced location in to construct a modest single-family dwelling. In addition, please find the enclosed impact fee check for \$400.00 to cover the application impact filing fee. Please reach out if you have questions or require any additional information.

Thank you,

Sergio Bonilla, PWS, CWS
Principal Wetland Ecologist

Cc: Kristen Murphy – Town of Exeter Conservation & Sustainability Planner

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**New Hampshire Department of Environmental Services
Wetlands Bureau**

Minimum Impact Permit Application

Proposed Wetland Crossing
18 Oaklands Road
Tax Map 11, Lot 3
Exeter, NH 03833

Submitted on Behalf of the Applicant:

Liam Newman & Meagan Sullivan
21 North Road
East Kingston, NH 03827

May 28, 2026



NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES
WETLANDS BUREAU
PERMIT APPLICATION FORMS AND
PROJECT NARRATIVE



**STANDARD DREDGE AND FILL
WETLANDS PERMIT APPLICATION**
Water Division/Land Resources Management
Wetlands Bureau
[Check the Status of your Application](#)



RSA/Rule: RSA 482-A/Env-Wt 100-900

APPLICANT'S NAME: Liam Newman & Meagan Sullivan **TOWN NAME:** Exeter

Administrative Use Only	Administrative Use Only	Administrative Use Only	File No.:
			Check No.:
			Amount:
			Initials:

A person may request a waiver to the requirements in Rules Env-Wt 100-900 to accommodate situations where strict adherence to the requirements would not be in the best interest of the public or the environment. A person may also request a waiver of the standards for existing dwellings over water pursuant to RSA 482-A:26, III (b). For more information, please consult the [request form](#).

SECTION 1 - REQUIRED PLANNING FOR ALL PROJECTS (Env-Wt 306.05; RSA 482-A:3, I(d)(2))

Please use the [Wetland Permit Planning Tool \(WPPT\)](#), the Natural Heritage Bureau (NHB) [DataCheck Tool](#), the [Aquatic Restoration Mapper](#), or other sources to assist in identifying key features such as: [priority resource areas \(PRAs\)](#), [protected species or habitats](#), coastal areas, designated rivers, or designated prime wetlands.

Has the required planning been completed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Does the property contain a PRA? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> Does the project qualify for an Impact Classification Adjustment (e.g. NH Fish and Game Department (NHF&G) and NHB agreement for a classification downgrade) or a Project-Type Exception (e.g. Maintenance or Statutory Permit-by-Notification (SPN) project)? See Env-Wt 407.02 and Env-Wt 407.04). 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Protected species or habitat? <ul style="list-style-type: none"> If yes, species or habitat name(s): NHB Project ID #: NHB-26-1128 (refer to NHB consultation info) 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Bog? 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> Floodplain wetland contiguous to a tier 3 or higher watercourse? 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> Designated prime wetland or duly-established 100-foot buffer? 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> Sand dune, tidal wetland, tidal water, or undeveloped tidal buffer zone? 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the property within a Designated River corridor? If yes, provide the following information:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> Name of Local River Management Advisory Committee (LAC): N/A A copy of the application was sent to the LAC on Month: Day: Year: N/A 	

irm@des.nh.gov or (603) 271-2147

NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095

www.des.nh.gov

For dredging projects, is the subject property contaminated? • If yes, list contaminant: N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
---	--

Is there potential to impact impaired waters, class A waters, or outstanding resource waters?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

For stream crossing projects, provide watershed size (se Wetland Permit Planning Tool or Stream Stats): N/A
--

SECTION 2 - PROJECT DESCRIPTION (Env-Wt 311.04(ii))
 Provide a **brief** description of the project and the purpose of the project, outlining the scope of work to be performed and whether impacts are temporary or permanent. DO NOT reply "See attached"; please use the space provided below.

The applicant proposes to construct a wetland crossing to provide access to a buildable upland area in order to construct a new single-family dwelling. The crossing is proposed in the narrowest portion of a poorly-drained red maple-hemlock-pine forested wetland system. This includes 546 square feet (SF) of permanent impact in the 50' accessway and 615 SF permanent for the wetland crossing. Associated only with the installation and maintenance of an erosion control mulch berm is 178 SF of temporary wetland impacts. The applicant also proposes installing utility conduit under the narrow wetland saddle along with the 15" culvert. The subject forested wetland area emanates from an upgradient forested wetland drainage saddle. A robust local mitigation planting and wildlife habitat structure components (~14,800 SF) will offset any permanent and temporary forested wetland impacts. Please refer to the project narrative and Table 1. Buffer Enhancement Planting Schedule.

SECTION 3 - PROJECT LOCATION

Separate wetland permit applications must be submitted for each municipality within which wetland impacts occur.

ADDRESS: 18 Oaklands Road

TOWN/CITY: Exeter

TAX MAP/BLOCK/LOT/UNIT: TM 11, Lot 3

US GEOLOGICAL SURVEY (USGS) TOPO MAP WATERBODY NAME:
 N/A

(Optional) LATITUDE/LONGITUDE in decimal degrees (to five decimal places):
43.02247° North
70.97522° West

SECTION 4 - APPLICANT (DESIRED PERMIT HOLDER) INFORMATION (Env-Wt 311.04(a))		
If the applicant is a trust or a company, then complete with the trust or company information.		
NAME: Liam Newman and Meagan Sullivan		
MAILING ADDRESS: 21 North Road		
TOWN/CITY: East Kingston	STATE: NH	ZIP CODE: 03827
EMAIL ADDRESS: lnewman15@gmail.com		
FAX: N/A	PHONE: (603) 560-0219	
ELECTRONIC COMMUNICATION: By initialing here: LN , I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 5 - AUTHORIZED AGENT INFORMATION (Env-Wt 311.04(c))		
<input type="checkbox"/> N/A		
LAST NAME, FIRST NAME, M.I.: Sergio Bonilla, PWS, CWS, CESSWI		
COMPANY NAME: Mission Wetland & Ecological Services, LLC -		
MAILING ADDRESS: P.O. Box 4028		
TOWN/CITY: Portsmouth	STATE: NH	ZIP CODE: 03802
EMAIL ADDRESS: missionwetland@gmail.com		
FAX:	PHONE: (603) 361-3204	
ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES to communicate all matters relative to this application electronically.		
SECTION 6 - PROPERTY OWNER INFORMATION (IF DIFFERENT THAN APPLICANT) (Env-Wt 311.04(b))		
If the owner is a trust or a company, then complete with the trust or company information.		
<input checked="" type="checkbox"/> Same as applicant		
NAME:		
MAILING ADDRESS:		
TOWN/CITY:	STATE:	ZIP CODE:
EMAIL ADDRESS:		
FAX:	PHONE:	
ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize NHDES to communicate all matters relative to this application electronically.		

SECTION 7 - RESOURCE-SPECIFIC CRITERIA ESTABLISHED IN Env-Wt 400, Env-Wt 500, Env-Wt 600, Env-Wt 700, OR Env-Wt 900 HAVE BEEN MET (Env-Wt 313.01(a)(3))

Describe how the resource-specific criteria have been met for each chapter listed above (please attach information about stream crossings, coastal resources, prime wetlands, or non-tidal wetlands and surface waters):

Please refer to the enclosed project narrative.

SECTION 8 - AVOIDANCE AND MINIMIZATION

Impacts within wetland jurisdiction must be avoided to the maximum extent practicable (Env-Wt 313.03(a))* . Any project with unavoidable jurisdictional impacts must then be minimized as described in the [Wetlands Best Management Practice Techniques For Avoidance and Minimization](#) and the [Wetlands Permitting: Avoidance, Minimization and Mitigation Fact Sheet](#). For minor or major projects, a functional assessment of all wetlands on the project site is required (Env-Wt 311.03(b)(10))* .

Please refer to the application checklist to ensure that you have attached all documents related to avoidance and minimization, as well as functional assessment (where applicable). You can use the [Avoidance and Minimization Checklist](#), the [Avoidance and Minimization Narrative](#), or your own avoidance and minimization narrative.

**See Env-Wt 311.03(b)(6) and Env-Wt 311.03(b)(10) for shoreline structure exemptions.*

SECTION 9 - MITIGATION REQUIREMENT (Env-Wt 311.02)

If unavoidable jurisdictional impacts require mitigation, a mitigation pre-application meeting must occur at least 30 days but not more than 90 days prior to submitting this Standard Dredge and Fill Permit Application.

Mitigation Pre-Application Meeting Date: Month: Day: Year:

N/A - Mitigation is not required

SECTION 10 - THE PROJECT MEETS COMPENSATORY MITIGATION REQUIREMENTS (Env-Wt 313.01(a)(1)c)

Confirm that you have submitted a compensatory mitigation proposal that meets the requirements of Env-Wt 800 for all permanent unavoidable impacts that will remain after avoidance and minimization techniques have been exercised to the maximum extent practicable: I confirm submittal.

N/A – Compensatory mitigation is not required

SECTION 11 - IMPACT AREA (Env-Wt 311.04(g))

For each jurisdictional area that will be/has been impacted, provide square feet (SF) and, if applicable, linear feet (LF) of impact, and note whether the impact is after-the-fact (ATF; i.e., work was started or completed without a permit).

For intermittent and ephemeral streams, the linear footage of impact is measured along the thread of the channel. *Please note, installation of a stream crossing in an ephemeral stream may be undertaken without a permit per Rule Env-Wt 309.02(d), however other dredge or fill impacts should be included below.*

For perennial streams/ivers, the linear footage of impact is calculated by summing the lengths of disturbances to the channel and banks.

Permanent impacts are impacts that will remain after the project is complete (e.g., changes in grade or surface materials).

Temporary impacts are impacts not intended to remain (and will be restored to pre-construction conditions) after the project is completed.

JURISDICTIONAL AREA		PERMANENT			TEMPORARY		
		SF	LF	ATF	SF	LF	ATF
Wetlands	Forested Wetland	1161		<input type="checkbox"/>	178		<input type="checkbox"/>
	Scrub-shrub Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Emergent Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Wet Meadow			<input type="checkbox"/>			<input type="checkbox"/>
	Vernal Pool			<input type="checkbox"/>			<input type="checkbox"/>
	Designated Prime Wetland			<input type="checkbox"/>			<input type="checkbox"/>
	Duly-established 100-foot Prime Wetland Buffer			<input type="checkbox"/>			<input type="checkbox"/>
Surface Water	Intermittent / Ephemeral Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Perennial Stream or River			<input type="checkbox"/>			<input type="checkbox"/>
	Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - River			<input type="checkbox"/>			<input type="checkbox"/>
Banks	Bank - Intermittent Stream			<input type="checkbox"/>			<input type="checkbox"/>
	Bank - Perennial Stream / River			<input type="checkbox"/>			<input type="checkbox"/>
	Bank / Shoreline - Lake / Pond			<input type="checkbox"/>			<input type="checkbox"/>
Tidal	Tidal Waters			<input type="checkbox"/>			<input type="checkbox"/>
	Tidal Marsh			<input type="checkbox"/>			<input type="checkbox"/>
	Sand Dune			<input type="checkbox"/>			<input type="checkbox"/>
	Undeveloped Tidal Buffer Zone (TBZ)			<input type="checkbox"/>			<input type="checkbox"/>
	Previously-developed TBZ			<input type="checkbox"/>			<input type="checkbox"/>
	Docking - Tidal Water			<input type="checkbox"/>			<input type="checkbox"/>
TOTAL		1,161			178		

SECTION 12 - APPLICATION FEE (RSA 482-A:3, I)

<input checked="" type="checkbox"/> MINIMUM IMPACT FEE: Flat fee of \$400.	
<input type="checkbox"/> NON-ENFORCEMENT RELATED, PUBLICLY-FUNDED AND SUPERVISED RESTORATION PROJECTS, REGARDLESS OF IMPACT CLASSIFICATION: Flat fee of \$400 (refer to RSA 482-A:3, 1(c) for restrictions).	
<input type="checkbox"/> MINOR OR MAJOR IMPACT FEE: Calculate using the table below:	
Permanent and temporary (non-docking): ??? SF	× \$0.40 = \$
Seasonal docking structure: SF	× \$2.00 = \$
Permanent docking structure: SF	× \$4.00 = \$
Projects proposing shoreline structures (including docks) add \$400 = \$	
Total = \$ 400	

<p>The application fee for minor or major impact is the above calculated total or \$400, whichever is greater = \$</p>		
<p>SECTION 13 - PROJECT CLASSIFICATION (Env-Wt 306.05) Indicate the project classification.</p>		
<input checked="" type="checkbox"/> Minimum Impact Project	<input type="checkbox"/> Minor Project	<input type="checkbox"/> Major Project
<p>SECTION 14 - REQUIRED CERTIFICATIONS (Env-Wt 311.11) Initial each box below to certify:</p>		
<p>Initials: LN SB</p>	<p>To the best of the signer's knowledge and belief, all required notifications have been provided.</p>	
<p>Initials: LN SB</p>	<p>The information submitted on or with the application is true, complete, and not misleading to the best of the signer's knowledge and belief.</p>	
<p>Initials: LN SB</p>	<p>The signer understands that:</p> <ul style="list-style-type: none"> • The submission of false, incomplete, or misleading information constitutes grounds for NHDES to: <ol style="list-style-type: none"> 1. Deny the application. 2. Revoke any approval that is granted based on the information. 3. If the signer is a certified wetland scientist, licensed surveyor, or professional engineer licensed to practice in New Hampshire, refer the matter to the joint board of licensure and certification established by RSA 310-A:1. • The signer is subject to the penalties specified in New Hampshire law for falsification in official matters, currently RSA 641. • The signature shall constitute authorization for the municipal conservation commission and the Department to inspect the site of the proposed project, except for minimum impact forestry SPN projects and minimum impact trail projects, where the signature shall authorize only the Department to inspect the site pursuant to RSA 482-A:6, II. 	
<p>Initials: LN SB</p>	<p>If the applicant is not the owner of the property, each property owner signature shall constitute certification by the signer that he or she is aware of the application being filed and does not object to the filing.</p>	
<p>SECTION 15 - REQUIRED SIGNATURES (Env-Wt 311.04(d); Env-Wt 311.11)</p>		
<p>SIGNATURE (OWNER): <u>Liam Newman</u></p>	<p>PRINT NAME LEGIBLY: Liam Newman & Meagan Sullivan</p>	<p>DATE: 5/15/26</p>
<p>SIGNATURE (APPLICANT, IF DIFFERENT FROM OWNER): _____</p>	<p>PRINT NAME LEGIBLY:</p>	<p>DATE:</p>
<p>SIGNATURE (AGENT, <u>SB</u>)</p>	<p>PRINT NAME LEGIBLY: Sergio Bonilla</p>	<p>DATE: 5/15/26</p>
<p>SECTION 16 - TOWN / CITY CLERK SIGNATURE (Env-Wt 311.04(f))</p>		
<p>As required by RSA 482-A:3, I(a),(1), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.</p>		
<p>TOWN/CITY CLERK SIGNATURE: _____</p>	<p>PRINT NAME LEGIBLY:</p>	

TOWN/CITY: Exeter	DATE:
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DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3, I(a)(1)

1. IMMEDIATELY sign the original application form and four copies in the signature space provided above.
2. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
3. IMMEDIATELY distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board.
4. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

Submit the original permit application form bearing the signature of the Town/City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery at the address at the bottom of this page. Make check or money order payable to "Treasurer – State of NH".



May 28, 2026

New Hampshire Department of Environmental Services
Wetlands Bureau
29 Hazen Drive - PO Box 95
Concord, NH 03302-0095

**Re: Minimum Impact Wetland Application
Liam Newman and Meagan Sullivan
18 Oaklands Road (Tax Map 11, Lot 3)
Exeter, NH 03833**

Dear Wetland Inspector:

Mission Wetland and Ecological Services, LLC (Mission) is hereby submitting the following Minimum Impact Wetland Permit Application to the New Hampshire Department of Environmental Services (NHDES) Wetlands Bureau on behalf of Liam Newman and Meagan Sullivan (herein referred to as the "applicant"), applicant of the Dredge and Fill (DFA) application of the above-referenced property located in Exeter, New Hampshire (refer to Figure 1.). The enclosed plan set includes an existing conditions set prepared by Millennium Engineering, Inc from April, 2022, and the Plan for Residential Development Driveway Plan & Profile prepared by Beals Associates, PLLC, dated April, 2026 (herein referred to as the "site plans"). The site plans depict the existing and proposed conditions in accordance with Env-Wt 311.05. The existing parcel is identified on the Town of Exeter assessor's maps as Tax Map 11, Lot 3 (refer to Figure 2.). This application is prepared under the Minimum Impact project category in accordance with Env-Wt 524.06(a)(4)(a) [Env-Wt 407.03(a)].

This parcel is approximately 597,200 square feet (SF) or 13.71 acres in size and contains approximately 5.4 acres of uplands surrounded by 8.3 acres jurisdictional forested and forested/scrub shrub wetlands downgradient in the boundary of the actual field refined prime wetland. The proposed wetland impacts are located in finger-like project saddle area within the site that sheds in a westerly fashion.

Mission delineated the boundaries of the project-relevant freshwater wetlands associated with above-referenced property in October of 2021. The delineation was conducted by Sergio Bonilla, New Hampshire Certified Wetland Scientist (CWS) #261, in accordance with the Wt-Env 406 as required by the NHDES Wetlands Bureau and by extension the United States Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (January 1987), and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2 – TR-12-1, January 2012). The boundary of the freshwater wetlands are demarcated on the site plans.

The wetlands were classified in accordance with the US Fish & Wildlife Service Classification of Wetlands and Deepwater Habitats of the United States (Cowardin, 1979) as palustrine forested wetland systems with deciduous and coniferous vegetation that are seasonally flooded/saturated (PFO1/4E). Mission utilized The National Wetland Plant List, ERDC/CRREL TR-12-11, Hanover, NH: U.S. Army Corps of Engineers, Cold Regions Research and Engineering Laboratory (Lichvar, R.W. 2012, 2016) and referenced the Field Indicators for Identifying Hydric Soils in New England, Version 4 (2019) and/or Field Indicators of Hydric Soils in the United States: A Guide for Identifying and Delineating Hydric Soils, Version 8.2 (2018) to determine the presence of hydric soils. The vegetation in the subject forested wetlands is composed of red

maple (*Acer rubrum*), eastern hemlock (*Tsuga canadensis*), white pine (*Pinus strobus*), with a highbush blueberry (*Vaccinium corymbosum*) and winterberry holly (*Ilex verticillata*) understory, with cinnamon fern (*Osmunda cinnamomea*), sensitive fern (*Onoclea sensibilis*), royal fern (*Osmunda regalis*), and poison ivy (*Toxicodendron radicans*) in the herbaceous stratum. The wetlands are supported by poorly-drained loamy sand and fine sandy loam soils throughout the parcel with very-poorly drained soils in the generally in the distance associated with the Prime Wetland #1; however, not associated with the proposed wetland impacts to the forested wetland saddle.

The applicant proposes 1,161 Square Feet (SF) of impacts to a forested wetland saddle located at the front of the parcel and partially within the 30' accessway to the larger parcel. In addition, there are 178 SF of temporary impacts to the forested wetland saddle in order to facilitate the installation and maintenance of an erosion control mulch berm. The subject wetland impacts are located in a saddle landscape position and in a poorly-drained wetland that is essentially devoid of an understory and heavily shaded by white pine and eastern hemlock trees. Permanent impacts are required for construction and installation of the driveway and culvert pipe to provide access to the buildable upland portion of the parcel for the proposed modest single-family dwelling. The proposed 546 SF of impact is required for driveway grading, where the 615 SF are sited in the narrowest portion of this forested wetland saddle. The driveway and wetland crossing design minimizes these wetland impacts and also minimizes buffer local buffer impacts to the extent practicable. A 15-inch PVC pipe will be installed per the attached proposed conditions driveway plan in order to maintain hydrology in this saddle that ultimately leads to a greater forested wetland system, similarly, comprised of red maple, eastern hemlock, and white pine.

In accordance with Env-Wt 313.03(a) this proposal represents the least impacting practicable alternative. The initial concept was prepared for the previous landowner. Since then, property has changed ownership and the current landowners have deemed that initial design impracticable given the limit of usable uplands and their home design goals. In addition, the small upland area in the southerly corner of the parcel would also result in wetland and buffer impacts, allows little space for anything beyond a house, driveway, and septic field (e.g., minimal lawn area), and would be a negative visual impact to the abutting property owners/residents. Further, a driveway configuration to access this portion of the parcel would require a left turn with a driveway radius that would be difficult for emergency vehicles to access. This preferred alternative would result in less visual impact to the abutting property owners and increased vegetative and privacy screening for those property owners located to the south and west. This proposal accommodates a modest single-family home and is the culmination of an exhaustive existing conditions analysis and site design process that endeavors to balance state and town regulations, environmental and abutter impacts, long term sustainability and enjoyment of the property, and the needs of a young family who wish to remain in the area. It should be noted that the proposed wetland crossing avoids any encroachment to the prime wetland buffer and the septic design located in buildable uplands avoids impacting the refined prime wetland buffer for and the Town of Exeter 100-foot no cut/no disturb buffer. The proposed crossing design with a 15-inch HDPE pipe ensures appropriate hydrologic connectivity of this subject forested wetland saddle while minimizing the direct wetland impact footprint.

The parcel is located in the rural zone and not located in a Aquifer Protection District. Nor is it located in an Aquifer Transmissivity Zone (refer to Figure 6. Aquifer Transmissivity Map). With the revised field delineated prime wetland boundary, the setback of 125' from the prime wetland boundary is observed and conforms to Town of Exeter requirements. By extension the 100' No cut-No disturb setback is honored. The limit of disturbance is depicted by the erosion control berm depicted on the site plans. These components will serve as Best Management Practices (BMPs). The project has been designed to reduce the permanent buffer impacts with these BMPs in mid and implemented to prevent further impacts to this portion of the forested wetland saddle. The BMPs will act as the limit of disturbance and effectively contain construction material and equipment as well as any debris or fine sediments associated with construction activity. Incorporating erosion control mulch berms provides a filter medium that blends in

with the topography of the ground and reduces potential of silt-laden stormwater runoff from entering the wetland resources. The BMP measures will be maintained and accumulated sediment will be promptly removed to ensure continued functional capacity to avoid and/or minimize erosion and siltation in the direction of the forested wetlands. These BMPs will remain in place until the site is vegetatively stabilized. The depiction of erosion control mulch berm represents the approximately 30,000 SF limit of disturbance associated with the project.

As a component of this application package, the applicant is formally requesting a revision to the desk-top generated GIS Prime Wetland Boundary shapefile (Figure 5. Prime Wetland #1) that was created in 1983, then upheld by visual review in 2002 and memorialized in the revised Prime Wetland Mapping Report prepared by West Environmental (November, 2005). The applicant requests to formalize the project-relevant prime wetland boundary when processing this application package, per Env-Wt 703.05. There is no duly-established State prime wetland buffer; however, the Town of Exeter Zoning Ordinance establishes 100-foot No Cut/No Disturb and 125-foot septic setback from prime wetlands. While the significance of this subject Prime Wetland is not in question, the actual field delineation is being challenged over the interpolated GIS theme through the process outlined by the NHDES Regional Supervisor. The field delineated wetland that Mission conducted for the existing conditions plan is a frequently-encountered hemlock-hardwood-pine forested wetland supported by a poorly-drained sandy loam soil. This vegetation cover type has undergone decades of natural succession (since 1983 and 2002) and this overstory now dominates much of this wetland landscape and much more than it the designation of 1983. During the site visit in April, 2026, Mission reviewed the vegetation cover types, habitat structure, topography, hydrology during a high runoff and thaw period, and predominant soil drainage class. This Prime Wetland #1 is currently comprised of red maple, yellow birch (*Betula alleghaniensis*) trees, highbush blueberry, winterberry holly shrubs, and cinnamon fern and royal fern with sphagnum moss (*Sphagnum* spp.) hummocks for habitat structure and value. There was an extremely shallow hydroperiod during spring runoff (April 2026) which may be attributable to the dominance of forested cover over the mapped prime wetland and increased evapotranspiration rates with forest succession since 1983 and 2002. Taking into account these numerous apparent characteristics (Env-Wt 702.02), Mission delineated and refined the project-relevant boundary of that Prime Wetland #1 on 4/2/26 and these flags, PW1-1 through PW1-9, were located via survey-grade instrument and overlaid on the enclosed site plans for use in local setback extrapolation, wetland, and septic permitting.

Subject Wetland Functions & Values

The existing conditions of the subject forested wetland saddle and it's functions and values, as outlined in the United States Army Corps of Engineers - New England Region, Highway Methodology Workbook Supplement (September 1999), are summarized below:

Groundwater Recharge/Discharge

This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. It refers to the fundamental interaction between wetlands and aquifers, regardless of the size or importance of either.

The subject forested wetland saddle and the area in general are not associated with an aquifer protection area and does not possess high aquifer transmissivity rates. Please refer to enclosed Figure 6. Aquifer Transmissivity Map – 18 Oaklands Road Exeter, NH for a depiction of aquifer transmissivity rates based on the GRANIT mapping maintained by the University of New Hampshire (UNH). There is some capacity for the poorly-drained sand and loamy sand hydric soils associated with the narrow forested wetland saddle to infiltrate groundwater; however, the parcel is not located in the Aquifer Protection District overlay in accordance with the Zoning Map Town of Exeter, 2019.

Floodflow Alteration (Storage and Desynchronization)

This function considers the effectiveness of a wetland to reduce flood damage by attenuating flood waters for prolonged periods following precipitation events.

There are no designated FEMA flood zones and floodplains associated with the subject forested wetland saddle.

Fish and Shellfish Habitat

This function considers the effectiveness of seasonal or permanent waterbodies associated with the wetland in question for fish and shellfish habitat.

There is no seasonal and/or permanent surface water associated with the subject forested wetland saddle and no capacity to provide fish or shellfish habitat.

Sediment/Toxicant Retention

This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants, or pathogens.

The subject forested wetland saddle may play a part in trapping of any sediments from unstable surfaces; however, as it exists, there are no sources of sediment associated with the subject property that would contribute to the wetland resources associated with the project site.

Nutrient Removal/Retention/Transformation

This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers, or estuaries.

The subject forested wetland saddle is likely capable of some degree of nutrient attenuation; however, it is heavily shaded and lacks a dense herbaceous community that might provide opportunities to attenuate or metabolize excessive nutrients. In the proposed condition, there will be wildlife conservation seed mix sown in the temporary buffer impact areas.

Production Export

This function relates to the effectiveness of the wetland to produce food or usable products for humans or other living organisms.

The subject forested wetland saddle is not capable of this function. The forested wetland is well-shaded and does not contain dense or herbaceous vegetation strata. Moreover, the subject forested wetland system lacks vegetation diversity. Any minor food resources within the forested wetland saddle (glossy buckthorn, highbush blueberry, and/or winterberry) are attenuated within the wetland system.

Sediment/Shoreline Stabilization

This function relates to the effectiveness of the wetland to stabilize streambanks and shorelines against erosion.

While the topography and landscape configuration serves as a saddle for high groundwater and overland flow, the subject forested wetland saddle contains no intermittent or perennial waterways and does not possess banks or bankfull parameters that would act to contain flow during storm events or periods of high water from the contributing wetland system upstream.

Wildlife Habitat

This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and/or migrating species must be considered.

*Wildlife habitat is a capable function forested wetland saddle; however, this is not a principal function given its size and configuration within a relatively narrow wetland saddle that is contiguous with the larger forested wetland system located to the east and south. Mission did conduct several visits in October 2021, December 9, 2025, March 19, 2026 and April 2, 2026. Mission observed small white-footed mouse (*Peromyscus leucopus*) and resident songbirds, including tufted titmice (*Baeolophus bicolor*), black-capped chickadees (*Poecile atricapillus*), white-throated sparrows (*Zonotrichia albicollis*), northern mockingbirds (*Mimus polyglottos*), white-breasted nuthatch (*Sitta carolinensis*), and downy woodpeckers (*Picoides pubescens*) utilizing this subject wetland area and the vicinity, as well as white-tailed deer (*Odocoileus virginianus*) sign. Please refer to Figure 3: The Wildlife Action Plan Wildlife Habitat Land Cover and Figure 4: Highest Ranked Habitat Map, based on the online GRANIT website maintained by the UNH. The site is mapped within an Appalachian Oak-Pine upland community. In addition, based on field assessments, the majority of relevant forested wetlands are comprised of hemlock-hardwood-pine with a sparse understory, typical of freshwater landscapes in the Seacoast region of New Hampshire. It is mapped as a Tier II Highest Ranked Wildlife Habitat.*

Recreation (Consumptive and Non-consumptive)

This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting, and other active or passive recreational activities. Consumptive activities consume or diminish the plants, animals, or other resources, that are intrinsic to the wetland, whereas non-consumptive activities are not.

The subject forested wetland saddle is located on private property and there is no public access for recreational activities.

Educational Scientific Value

This value considers the effectiveness of the wetland as a site for an “outdoor classroom” or as a location for scientific study or research.

The subject forested wetland saddle is not capable of providing valuable educational opportunities due to its size and landscape configuration.

Uniqueness/Heritage

This value relates to the effectiveness of the wetland or its associated waterbodies to produce certain special values. Special values may include such things as archaeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geologic features.

The subject forested wetland saddle system is one of the most frequently encountered wetland systems in New England and the greater Seacoast Region.

Visual Quality Aesthetics

This value relates to the visual and aesthetic qualities of the wetland.

The subject forested wetland saddle system is capable of providing Visual Quality and Aesthetics for the applicants. With dense overstory, there is not much opportunity for visual observation from abutting properties and the subject forested wetland saddle is one of the most frequently encountered wetland cover types in the region.

Threatened or Endangered Species Habitat

This value relates to the effectiveness of the wetland or associated waterbodies to support threatened or endangered species.

*Mission conducted several site visits throughout the preliminary assessment process and did not encounter any unique habitat structure or rare vegetation communities such as Atlantic White Cedar Swamps, Swamp White Oak Exemplary communities, dense scrub shrub wetlands with a semi-permanent hydroperiod, or vernal pools that would be host to rare, endangered, or threatened wildlife. Given the variation in hydroperiod based on precipitation patterns, climatic circumstances, or evapotranspiration rates, the greater, very-poorly drained maple-birch overstory tree community with sphagnum moss hummock-hollow habitat structure associated with mapped Prime Wetland #1 may provide nesting habitat for four-toed salamanders (*Hemidactylium scutatum*) during years with a more substantial hydroperiod. However, with the succession of the forested cover, the demand on the water budget of this system may limit the duration of standing water in this wetland system. The official report issued by the Natural Heritage Bureau (NHB File #26-1128) and NHDES indicated that there may be habitat relative to protected turtle species. Mission has coordinated the Ecological Review (ER) with NHDES and will keep the NHDES Wetlands Bureau reviewer apprised of the status of this ER (Refer to the enclosed NHB/NHFG/Ecological Review information). This wetland system does not maintain a sufficient hydroperiod to support semi-aquatic turtles such as Blanding's turtle and spotted turtles for foraging, basking, cover, and also brumation during winter months. Further, there are no open sandy upland areas that would provide suitable nesting habitat for either of these semi-aquatic turtles. The far distant Fresh River ecosystem and Piscassic River Wildlife Management Area are more suitable for these protected semi-aquatic turtle species. Mission did, however, observe common suburban wildlife utilizing the forested uplands and wetlands associated with the parcel.*

Mission has submitted an online Request for Project Review on the Emmit+ interface with the New Hampshire Division of Historical Resources (NHDHR) and they have indicated there are no above-ground or archaeological concerns associated with this project. Mission will apprise the Wetlands Bureau with respect to any project-relevant correspondence during the review period. Refer to the enclosed documentation (RPR Project #: 2026PR00420).

Buffer Enhancement Plan

In accordance with Env-Wt 311.02, there is no mitigation required for the proposed 1,161 of permanent wetland impacts and the 8,565 SF of buffer impacts with minor temporary impacts. However, to supplement the request for Conditional Use, the applicant proposed a robust Buffer Enhancement Plan (BEP) as mitigation for wetland and 40-foot limited-use buffer zone impacts. The 14,800 SF BEP is sited in the location of the crossing and at the edges of the limit of disturbance. The BEP will include boulder piles and nest boxes as well as those prescribe high-quality native plantings to complement the surrounding forested areas with wildlife habitat structure. These habitat structures may provide cover, nesting, and foraging for a diversity of wildlife species. The BEP prescribes shrub plantings to enhance a relatively sparse understory as well as provide function and value for wildlife with habitat structure components. The shrub species indicated in Table 1. Buffer Enhancement Planting Schedule foster taxonomic variation with specific attributes for wildlife habitat provision. Table 1 describes planting specifications and the valuable aesthetics and functional attributes of the selected high-value shrubs species. In addition to providing nesting, feeding, foraging, and cover opportunities, these species will produce showy inflorescences and fruiting bodies during a variety of periods during the growing season. Seeds of these species are of high value especially as a food source for overwintering birds as well as small mammals and opportunistic herpetofauna that may be associated with the forested wetland. Consumption by small mammals and birds, as well as upland game birds is anticipated. Species recruitment associated with the BEP areas and overall project site may include eastern kingbirds (*Tyrannus tyrannus*), white-throated sparrow (*Zonotrichia*

albicollis), black and white warbler (*Mniotilta varia*), ovenbird (*Seiurus aurocapillus*), black-throated blue warblers (*Setophaga caerulescens*), black-throated green warblers (*Setophaga virens*), and tree swallows (*Tachycineta bicolor*) with a preference to the BEP plantings and structure by association with adjacent uplands and wetlands. These will complement frequently encountered suburban species such as finches (Fringillidae), dark-eyed juncos (*Junco hyemalis*), white-breasted nuthatches (*Sitta carolinensis*), and tree sparrows (*Spizella arborea*). Small mammals like deer mouse (*Peromyscus maniculatus*), eastern cottontail rabbits (*Sylvilagus floridanus*) may also encounter additional foraging opportunities while the wildlife conservation seed mix will promote vegetation which will attract a greater variety of pollinating butterflies and moths (Lepidopteran) and bees (Apiformes) species to the showy inflorescences of this herbaceous vegetation and high-value shrub plantings.

The four (4) proposed boulder piles will provide cover and refuge for small mammals and frequently encounter herpetofauna that may utilize the wetland/upland interface for foraging, feeding, and or cover habitat. The areas have been strategically sited in locations where the uplands interface with forested wetlands. In addition, eight (8) pole or sapling-mounted nest boxes will be erected throughout the BEP adjacent to the forested wetland saddle as depicted on the site plans. Nest boxes are strategically placed adjacent to available food and cover (tree and shrub lines) and boulder pile habitat features. As such, they will be utilized by numerous avian and mammalian species, in some cases, where tree cavities are absent, as most cavity nesting species will readily use nest boxes. These nest boxes also provide excellent recreational wildlife viewing opportunities for the homeowners and the surrounding yard. Species of focus for nest boxes include white-breasted nuthatch (*Sitta carolinensis*), chickadee, hairy woodpecker (*Picoides villosus*), downy woodpecker (*Picoides pubescens*), northern flicker (*Colaptes auratus*), eastern phoebe (*Sayornis phoebe*), white-throated sparrow, house wren (*Troglodytes aedon*), yellow warbler (*Setophaga petechia*), and common yellowthroat (*Geothlypis trichas*). The nest boxes will complement frequently encountered suburban species such as finches (Fringillidae), dark-eyed juncos, and tree sparrows, while high quality BEP plantings may attract eastern kingbird, catbird, robin, thrushes, cedar waxwing (*Bombcilla cedrorum*), cardinal (*Cardinalis cardinalis*), pine grosbeak. Small mammals like eastern cottontail rabbits (*Sylvilagus floridanus*), gray squirrels (*Sciurus carolinensis*) and red squirrels (*Tamiasciurus hudsonicus*), and deer may also complement the existing small mammal and deer population. Gray squirrels, red squirrels, and eastern chipmunks (*Tamias striatus*) may also utilize nest boxes for nesting and the storing of food caches. Please refer to Figure 1. Nest Box Schematics for details. As a demonstration of repurposing onsite resources, during site work operations, the contractor will salvage and stockpile large rocks and boulders to be utilized and placed during site grading in general accordance with the depictions on the proposed driveway plan. Again, these boulder piles will provide cover and refuge for small mammals and reptiles that may utilize the wetlands, NDZ, and wetland setback for foraging, feeding, and or basking habitat.

Table 1 outlines a wildlife conservation seed mix. It is anticipated that additional species from rooting structures indigenous to the topsoil will colonize the areas, as well as seed propagules that become established after transport by wind, water and birds. In addition, the BEP will provide opportunities for a variety of pollinating butterflies and moths (Lepidopteran) and bees (Apiformes) species attracted to the showy inflorescences of these proposed shrub plantings.

In accordance with Env-Wt 307.03, construction equipment shall be in working conditions such that there are no leaks of fuel or fluids that may occur in jurisdictional areas or that may reach groundwater, surface water, or wetlands and result in violation of surface water quality standards. The site contractor will monitor precipitation events and the wetland crossing construction will occur during dry periods and will avoid working during substantial precipitation events and subsequent overland flow associated with the forested wetland saddle. of wildlife species.

The contractor/person in charge of construction equipment will maintain oil spill kits and diesel fuel spill kits. Erosion control mulch berms will be installed at the limit of disturbance in accordance with the site plans. Following the wetland crossing construction, the BEP areas will be top-coated with weed-free, screened loam and planted in accordance with Table 1. Buffer Enhancement Planting Schedule.

Table 1. Buffer Enhancement Planting Schedule

Shrub Species	Spacing Specifications	Aesthetic & Wildlife Function & Value
Maple-leaved Viburnum (<i>Viburnum acerifolium</i>)	ten (10) three to four-foot specimens, planted ten-feet on center	Thicket forming shrub with creamy flowers and extremely colorful fall foliage and drupes. Drupes, twigs, and buds are excellent food for white-throated sparrow, hermit thrush, cardinal, bluebird, catbird, chipmunk, squirrels, and rabbit. Attracts native bees, butterflies, and moths.
Gray Dogwood (<i>Cornus racemosa</i>)	ten (10) three to four-foot specimens, planted ten-feet on center	Fruits persistent to early winter provide cover, nesting sites, and fall food for wild turkey, ruffed grouse, northern flicker, downy woodpecker, eastern kingbird, catbird, robin, thrushes, cedar waxwing, cardinal, pine grosbeak, squirrels, rabbit, and deer.
Herbaceous Species	Specifications	Aesthetic & Wildlife Function & Value
New England Conservation and Wildlife Seed Mix	Broadcast seed application @ 25 lbs/acre	Provides permanent cover of grasses, showy wildflowers, and legumes. For good erosion control and wildlife habitat value. No maintenance seeding appropriate for slopes and disturbed areas adjacent to residential projects and wetland areas. Virginia Wild Rye (<i>Elymus virginicus</i>), Little Bluestem (<i>Schizachyrium scoparium</i>), Big Bluestem (<i>Andropogon gerardii</i>), Red Fescue (<i>Festuca rubra</i>), Switch Grass (<i>Panicum virgatum</i>), Partridge Pea (<i>Chamaecrista fasciculata</i>), Panicleleaf Tick Trefoil (<i>Desmodium paniculatum</i>), Indian Grass (<i>Sorghastrum nutans</i>), Blue Vervain (<i>Verbena hastata</i>), Butterfly Milkweed (<i>Asclepias tuberosa</i>), Black Eyed Susan (<i>Rudbeckia hirta</i>), Common Sneezeweed (<i>Helenium autumnale</i>), Heath Aster (<i>Symphotrichum pilosum</i>), Early Goldenrod (<i>Solidago juncea</i>), Upland Bentgrass (<i>Agrostis perennans</i>).

*Plant materials can be obtained from regional or local vendors.

The construction sequence will generally proceed as follows:

- Erosion control mulch berms will be installed prior to the commencement of construction activities
- The contractor will forecast dry-spells and storm events, being mindful of potentially significant storm events and temporarily stabilize the site.
- Excavation and construction work associated with the driveway wetland crossing will be conducted during dry periods, preferably summer months.
- Driveway crossing installation work duration is anticipated to last two to three consecutive calendar weeks.
- Contractor to conduct routine monitoring of the erosion control mulch berm and incorporate remedial measures, as necessary, to restore functional capacity throughout the duration of active construction until areas are stabilized.
- Dwelling, deck, porch, septic system, and landscape construction activities.
- BEP plantings and wildlife habitat structure component implementation and planting.

Mission trusts this proposed project meets all requirements to the greatest extent practicable and is satisfactory to the Wetlands Bureau. We ask that a wetland permit be issued for this project to proceed. Please feel free to call with any questions regarding this minimum impact wetland permit application.

Respectfully Submitted,
Mission Wetland & Ecological Services, LLC.



Sergio Bonilla, PWS, CWS, CESSWI
Principal Wetland Ecologist

Attachments: NHDES Wetlands Bureau Minimum Impact application package

Cc: Liam Newman and Meagan Sullivan (applicant), electronic via e-mail
Tami Newman – Blue Sky Home Renovations
Christian Smith, P.E. – Beals Associates, PLLC, electronic via e-mail
Kristin Murphy – Town of Exeter Conservation and Sustainability Planner

PROPERTY DEED,
AUTHORIZATION FORM, AND
ABUTTER CONCURRENCE LETTERS

Return to:
Liam Newman and Meagan Sullivan
21 North Road
East Kingston, NH 03827



LCHIP	ROA673942	25.00
TRANSFER TAX	RO128763	3,750.00
RECORDING		14.00
SURCHARGE		2.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: that We, **Aaron Belanger and Mary M. Belanger**, Husband and Wife, of 23 Piscassic Road, Newfields, New Hampshire 03856, **FOR CONSIDERATION PAID**, grant to **Liam Newman and Meagan Sullivan**, of 21 North Road, East Kingston, New Hampshire 03827, as joint tenants with rights of survivorship, with **WARRANTY COVENANTS** the following described premises:

A certain tract or parcel of land in the Town of Exeter, County of Rockingham and State of New Hampshire, shown as Lot 11-3 on a plan of land entitled "Plat of Land in Exeter, NH showing Existing Site Conditions at 18 Oaklands Road (Assessors Map 11, Lot 3), Record Owner Aaron and Mary Belanger, 23 Piscassic Road, Newfields, NH 03856, Millennium Engineering Inc., Engineers and Land Surveyors, P.O. Box 745, 13 Hampton Road, Exeter, NH 03833" dated June 6, 2022, Scale 1" = 60' and recorded in the Rockingham County Registry of Deeds as Plan D-43343.

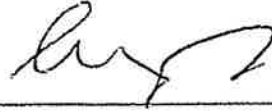
Lot 11-3 contains 13.71 acres (597,174 square feet), more or less, according to said plan.

Subject to any easements and restrictions as shown on said plan.

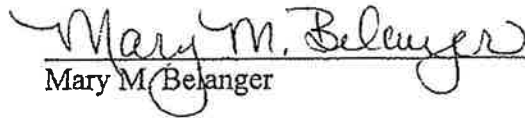
Meaning and intending to describe and convey the same premises conveyed to Grantors by deed from Nancy A. Matthews dated February 11, 1998 and recorded in Rockingham County Registry of Deeds at Book 3270, Page 0178.

This is not homestead property.

Executed this 10th day of April, 2024.



Aaron Belanger



Mary M. Belanger

State of New Hampshire
County of Rockingham

April 10, 2024

Then personally appeared the above-named Aaron Belanger and Mary M. Belanger known to me or satisfactorily proven to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed same freely and intelligently, for the purposes contained herein, before me.



Notary Public/Justice of the Peace
Commission expiration:

Applicants Letter of Authorization

We, Liam Newman and Meagan Sullivan, properties owners and applicants of the wetland permits associated with the project located at 18 Oaklands Road in Exeter, NH, hereby authorize Mission Wetland & Ecological Services, LLC (Mission) to be my agent in matters concerning Local, State and Federal wetland permitting for the proposed project . This includes the proposed wetland crossing located on Tax Map 11, Lot 3 as identified on the Town of Exeter tax assessor's maps. This shall include all required signatures.

Liam Newman
Meagan Sullivan
Signature Applicant

Liam Newman
Meagan Sullivan
Print Name

3/25/2026
3/25/2026
Date

Mark Newman
Witness

MARK NEWMAN
Print Name

3/25/2026
Date

May 11, 2026

Liam Newman & Meagan Sullivan
21 North Road
East Kingston, NH 03827

Theresa J. Rezendez Revocable Trust
20 Oaklands Road
Exeter, NH 03833

Re: Abutter Concurrence for NHDES Wetlands Bureau
Jurisdictional Impacts within 10 feet of property line [Env-Wt 307.13(d)]

I, _____, am the owner (or authorized representative of the owner) of the property located in the Town of Exeter, identified by the Town Assessor Tax Map 11 as Lot 4. I understand that a project on property immediately abutting mine to the west, located at 18 Oaklands Road (Tax Map 11, Lot 3) is requesting concurrence for construction related wetlands impacts associated with the construction of a driveway to access the buildable uplands for a proposed single-family dwelling. We concur with the wetlands impacts within 10-feet of our shared property boundary.

Signature _____

Date: _____

Witness _____

Date: _____

May 24, 2026

Exeter Planning Board
10 Front Street
Exeter, NH 03833

Re: Support for Wetlands Conditional Use Permit at 18 Oaklands Rd, Tax Map 11, Lot 3

Dear Members of the Planning Board:

My name is Scott Moulding and I own the property at 14 Oaklands Rd, Exeter, NH, which abuts the subject property 18 Oakland Road. I am writing in support of the requested Wetlands Conditional Use Permit for the proposed wetlands crossing at 18 Oaklands Rd. I have lived next to this property for 19 years and am familiar with the site and the nearby wetland area. Mr. Newman has explained to my wife and I what he wishes to do and we have walked the site on his property for perspective. I have also reviewed a draft copy of Mr. Newman's proposal supplied to me by Mr. Newman outlying the crossing. Based on what I have seen and has been explained to me; the proposal seems reasonable. Any disturbance would be limited to what is needed for the proposed crossing and strong measures to reduce impacts would be implemented, including but not limited to, buffer plantings, nest boxes, and boulder piles.


I understand that the proposal is intended to provide residential access to an upland portion of the property and that Mr. Newman is not seeking an open-ended right to disturb other wetland areas. In my opinion, this is a reasonable and appropriately limited request. The proposal would also provide more privacy for all involved including other abutting neighbors since it seeks to make possible a dwelling with increased buffer area between Mr Newman's future residence and the abutting existing residences, improving the quality of life for us all.

I respectfully ask the Board to approve the Wetlands CUP, subject to any conditions it finds appropriate, as this project seems to be carefully scoped, professionally reviewed, and strategically designed to minimize and restore impacts to the extent feasible.

Thank you for your consideration.

Sincerely,

Scott Moulding
603-289-5204
scottmoulding@rocketmail.com

 5/24/26

ABUTTER LIST, NOTIFICATIONS,
AND
PROOF OF CERTIFIED MAILINGS



ABUTTERS LIST

Client Name: Liam Newman & Meagan Sullivan	Site Location: 18 Oaklands Road Exeter, New Hampshire (Tax Map 11, Lot 3)	Project No. 26-003
King, Thomas Tax Map 11, Lot 2 16 Oaklands Road Exeter, NH 03833	Rumford, Rollin W. Tax Map 11, Lot 6 24 Oaklands Road Exeter, NH 03833	
Moulding, Scott J. Tax Map 18, Lot 4-4 14 Oaklands Road Exeter, NH 03833	Peters, Dylan K. Tax Map 11, Lot 5 22 Oaklands Road Exeter, NH 03833	
New Hampshire, State of Tax Map 18, Lot 4 11 Hazen Drive Concord, NH 03301	Rezendez, Theresa J. Revocable Trust Tax Map 11, Lot 4 20 Oaklands Road Exeter, NH 03833	

**ABUTTER NOTIFICATION
OF
WETLANDS PERMIT APPLICATION**

Via Certified Mail/Return Receipt Requested

May 27, 2026

King, Thomas
Tax Map 11, Lot 2
16 Oaklands Road
Exeter, NH 03833

Re: NHDES Wetland Permit Application
18 Oaklands Road
Exeter, NH 03833
Tax Map 11, Lot 3

Dear Sir or Madam:

This letter is to inform you that a Wetlands Permit Application will be submitted to the NH Department of Environmental Services (NHDES) Wetland Bureau for a *Minimum Impact Wetland Permit* for the construction of a wetland crossing of a narrow drainage saddle to access buildable uplands to construct a single-family dwelling. Under state law RSA 482-A, via certified mail, we are required to notify you about this wetland permit application which proposes work abutting your property (or properties).

Once the permit application is submitted to NHDES, a copy of the permit application, including the plans associated with the project proposal, will be available for public review at the Town Clerk's Office in Exeter, New Hampshire. A copy of the permit application, including the plans associated with the project proposal, can also be reviewed at the NHDES headquarters in Concord.

If you have questions, you may contact Liam Newman, Meagan Sullivan, or Sergio Bonilla at the contact information provided below.

Sincerely,

Liam Newman & Meagan Sullivan
21 North Road
East Kingston, NH 03827
(603) 560-0219
hello@blueskyhomerenovations.com

Sergio Bonilla, PWS, CWS (Mission Wetland & Ecological Services, LLC)
P.O. Box 4028
Portsmouth, NH 03802
(603) 361-3204
missionwetland@gmail.com

**ABUTTER NOTIFICATION
OF
WETLANDS PERMIT APPLICATION**

Via Certified Mail/Return Receipt Requested

May 27, 2026

Moulding, Scott J.
Tax Map 18, Lot 4-4
14 Oaklands Road
Exeter, NH 03833

Re: NHDES Wetland Permit Application
18 Oaklands Road
Exeter, NH 03833
Tax Map 11, Lot 3

Dear Sir or Madam:

This letter is to inform you that a Wetlands Permit Application will be submitted to the NH Department of Environmental Services (NHDES) Wetland Bureau for a *Minimum Impact Wetland Permit* for the construction of a wetland crossing of a narrow drainage saddle to access buildable uplands to construct a single-family dwelling. Under state law RSA 482-A, via certified mail, we are required to notify you about this wetland permit application which proposes work abutting your property (or properties).

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hello@blueskyhomerenovations.com

Sergio Bonilla, PWS, CWS (Mission Wetland & Ecological Services, LLC)
P.O. Box 4028
Portsmouth, NH 03802
(603) 361-3204
missionwetland@gmail.com

**ABUTTER NOTIFICATION
OF
WETLANDS PERMIT APPLICATION**

Via Certified Mail/Return Receipt Requested

May 27, 2026

New Hampshire, State of
Tax Map 18, Lot 4
11 Hazen Drive
Concord, NH 03301

Re: NHDES Wetland Permit Application
18 Oaklands Road
Exeter, NH 03833
Tax Map 11, Lot 3

Dear Sir or Madam:

This letter is to inform you that a Wetlands Permit Application will be submitted to the NH Department of Environmental Services (NHDES) Wetland Bureau for a *Minimum Impact Wetland Permit* for the construction of a wetland crossing of a narrow drainage saddle to access buildable uplands to construct a single-family dwelling. Under state law RSA 482-A, via certified mail, we are required to notify you about this wetland permit application which proposes work abutting your property (or properties).

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Sincerely,

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21 North Road
East Kingston, NH 03827
(603) 560-0219
hello@blueskyhomerenovations.com

Sergio Bonilla, PWS, CWS (Mission Wetland & Ecological Services, LLC)
P.O. Box 4028
Portsmouth, NH 03802
(603) 361-3204
missionwetland@gmail.com

**ABUTTER NOTIFICATION
OF
WETLANDS PERMIT APPLICATION**

Via Certified Mail/Return Receipt Requested

May 27, 2026

Peters, Dylan K.
Tax Map 11, Lot 5
22 Oaklands Road
Exeter, NH 03833

Re: NHDES Wetland Permit Application
18 Oaklands Road
Exeter, NH 03833
Tax Map 11, Lot 3

Dear Sir or Madam:

This letter is to inform you that a Wetlands Permit Application will be submitted to the NH Department of Environmental Services (NHDES) Wetland Bureau for a *Minimum Impact Wetland Permit* for the construction of a wetland crossing of a narrow drainage saddle to access buildable uplands to construct a single-family dwelling. Under state law RSA 482-A, via certified mail, we are required to notify you about this wetland permit application which proposes work abutting your property (or properties).

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If you have questions, you may contact Liam Newman, Meagan Sullivan, or Sergio Bonilla at the contact information provided below.

Sincerely,

Liam Newman & Meagan Sullivan
21 North Road
East Kingston, NH 03827
(603) 560-0219
hello@blueskyhomerenovations.com

Sergio Bonilla, PWS, CWS (Mission Wetland & Ecological Services, LLC)
P.O. Box 4028
Portsmouth, NH 03802
(603) 361-3204
missionwetland@gmail.com

**ABUTTER NOTIFICATION
OF
WETLANDS PERMIT APPLICATION**

Via Certified Mail/Return Receipt Requested

May 27, 2026

Rumford, Rollin W.
Tax Map 11, Lot 6
24 Oaklands Road
Exeter, NH 03833

Re: NHDES Wetland Permit Application
18 Oaklands Road
Exeter, NH 03833
Tax Map 11, Lot 3

Dear Sir or Madam:

This letter is to inform you that a Wetlands Permit Application will be submitted to the NH Department of Environmental Services (NHDES) Wetland Bureau for a *Minimum Impact Wetland Permit* for the construction of a wetland crossing of a narrow drainage saddle to access buildable uplands to construct a single-family dwelling. Under state law RSA 482-A, via certified mail, we are required to notify you about this wetland permit application which proposes work abutting your property (or properties).

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Sincerely,

Liam Newman & Meagan Sullivan
21 North Road
East Kingston, NH 03827
(603) 560-0219
hello@blueskyhomerenovations.com

Sergio Bonilla, PWS, CWS (Mission Wetland & Ecological Services, LLC)
P.O. Box 4028
Portsmouth, NH 03802
(603) 361-3204
missionwetland@gmail.com

**ABUTTER NOTIFICATION
OF
WETLANDS PERMIT APPLICATION**

Via Certified Mail/Return Receipt Requested

May 27, 2026

Rezendez, Theresa J. Revocable Trust
Tax Map 11, Lot 4
20 Oaklands Road
Exeter, NH 03833

Re: NHDES Wetland Permit Application
18 Oaklands Road
Exeter, NH 03833
Tax Map 11, Lot 3

Dear Sir or Madam:

This letter is to inform you that a Wetlands Permit Application will be submitted to the NH Department of Environmental Services (NHDES) Wetland Bureau for a *Minimum Impact Wetland Permit* for the construction of a wetland crossing of a narrow drainage saddle to access buildable uplands to construct a single-family dwelling. Under state law RSA 482-A, via certified mail, we are required to notify you about this wetland permit application which proposes work abutting your property (or properties).

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If you have questions, you may contact Liam Newman, Meagan Sullivan, or Sergio Bonilla at the contact information provided below.

Sincerely,

Liam Newman & Meagan Sullivan
21 North Road
East Kingston, NH 03827
(603) 560-0219
hello@blueskyhomerenovations.com

Sergio Bonilla, PWS, CWS (Mission Wetland & Ecological Services, LLC)
P.O. Box 4028
Portsmouth, NH 03802
(603) 361-3204
missionwetland@gmail.com

9589 0710 5270 2552 1104 56

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Exeter, NH 03833

Certified Mail Fee	\$5.30	0842
Extra Services & Fees (check box, add fee to postage)	\$4.40	01
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	Postmark Here
Total Postage and Fees	\$10.48	05/28/2026
Sent To: King, Thomas 16 Oaklands Road Exeter, NH 03833		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2552 1104 56

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Exeter, NH 03833

Certified Mail Fee	\$5.30	0842
Extra Services & Fees (check box, add fee to postage)	\$4.40	01
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	Postmark Here
Total Postage and Fees	\$10.48	05/28/2026
Sent To: Ryan Lord, Rollin W. 29 Oaklands Road Exeter, NH 03833		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2552 1104 63

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Exeter, NH 03833

Certified Mail Fee	\$5.30	0842
Extra Services & Fees (check box, add fee to postage)	\$4.40	01
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	Postmark Here
Total Postage and Fees	\$10.48	05/28/2026
Sent To: Moulding, Scott J. 14 Oaklands Road Exeter, NH 03833		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2552 1104 63

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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Exeter, NH 03833

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	Postmark Here
Total Postage and Fees	\$10.48	05/28/2026
Sent To: Peters, Dylan K. 22 Oaklands Road Exeter, NH 03833		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

7017 2620 0000 4314 1655

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Concord, NH 03301

Certified Mail Fee	\$5.30	0842
Extra Services & Fees (check box, add fee to postage)	\$4.40	01
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	Postmark Here
Total Postage and Fees	\$10.48	05/28/2026
Sent To: State of New Hampshire 16 Hazen Drive Concord, NH 03301		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2552 1104 49

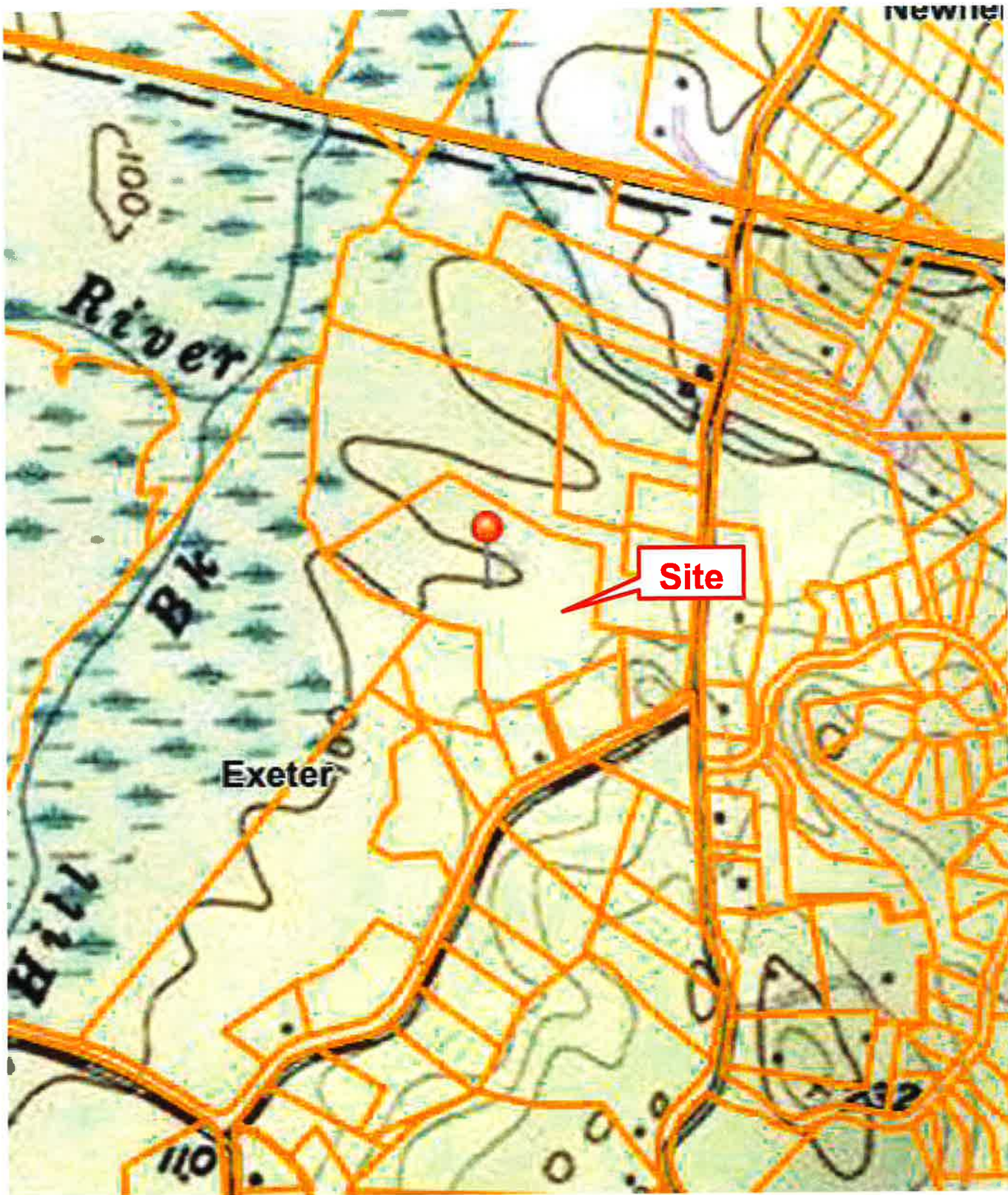
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Exeter, NH 03833

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	Postmark Here
Total Postage and Fees	\$10.48	05/28/2026
Sent To: Keendee, Theresa J, Rev. Trust 20 Oaklands Road Exeter, NH 03833		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

TAX MAP
&
USGS LOCUS MAP



USGS SITE LOCUS MAP

18 Oaklands Road
Exeter, NH



FIGURE 1

Figure 2. Town of Exeter Assessors Tax Map 11, Lot 3

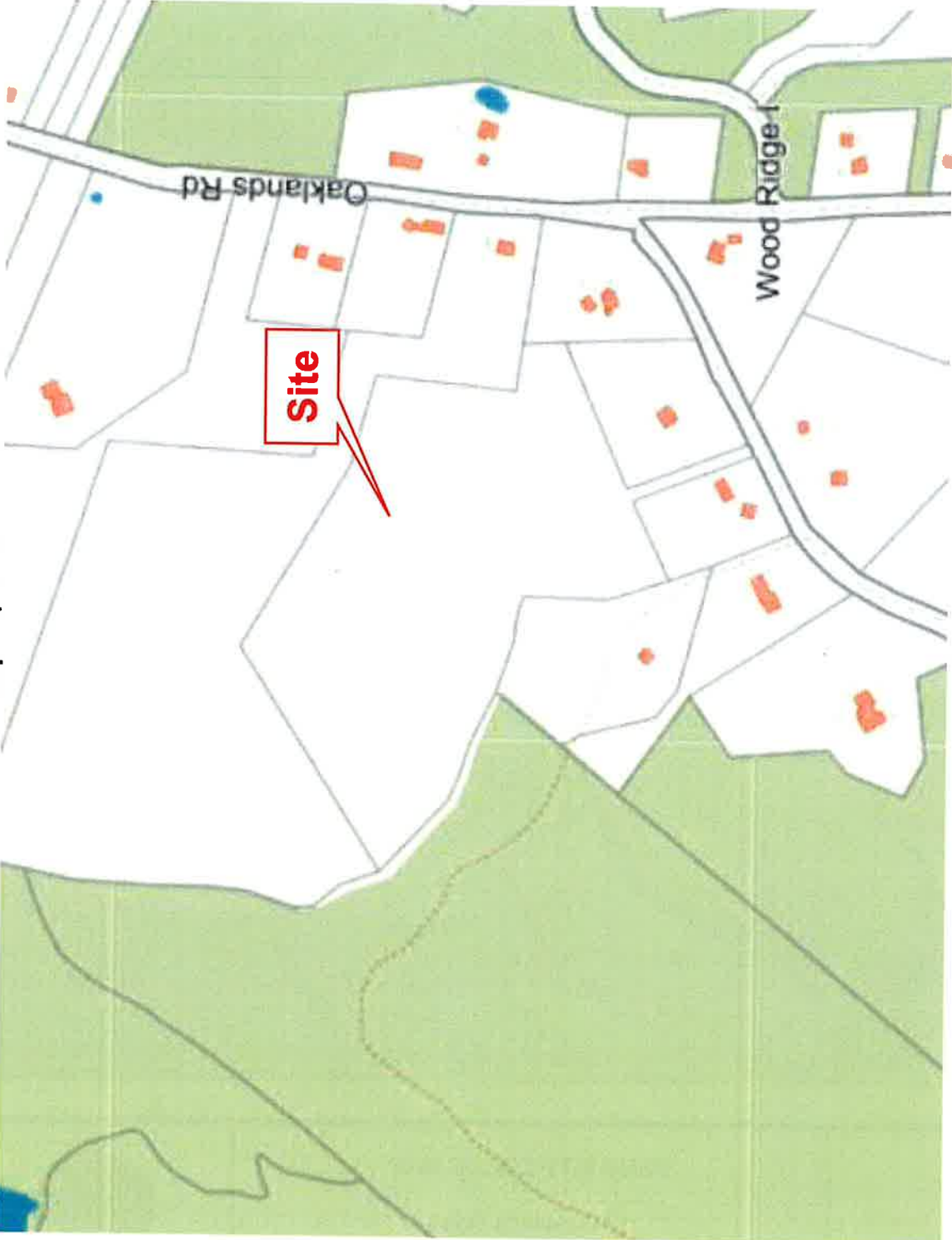
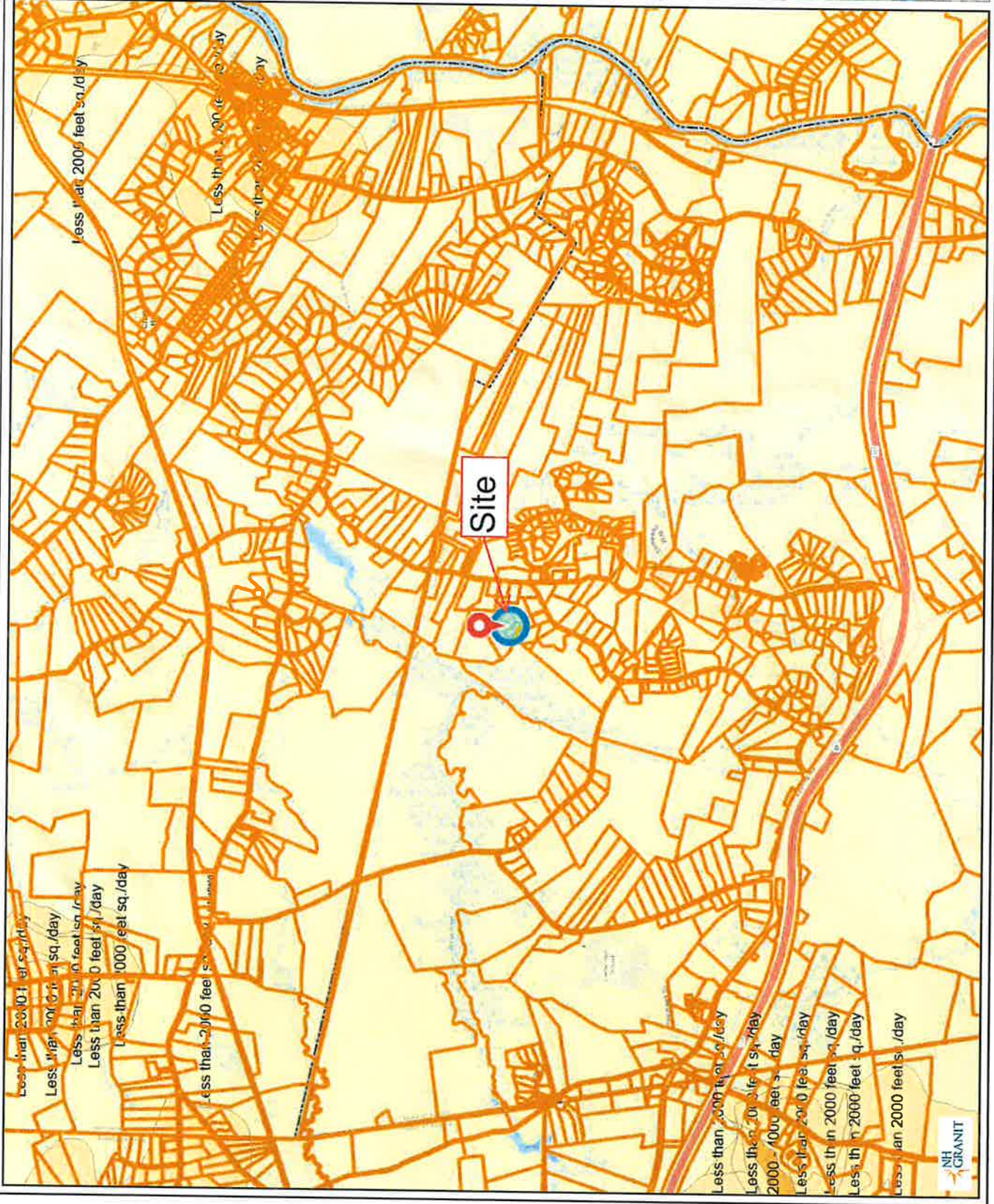


Figure 6. 18 Oaklands Road Exeter, NH - Aquifer Transmissivity



Legend

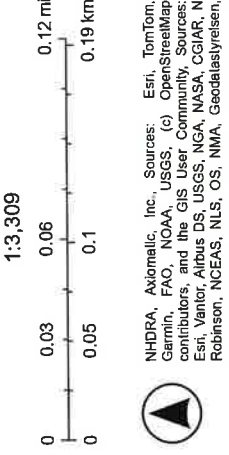
- Parcels
- Additional Lines
- State
- County
- City/Town
- Aquifer Transmissivity
 - Less than 2000 feet sq./day
 - 2000 - 4000 feet sq./day
 - Greater than 4000 feet sq./day
- World_Street_Map

Map Scale
1: 31,217
© NH GRANIT, www.granit.unh.edu
Map Generated: 4/13/2026

Notes



FEMA Designated Flood Zones (FIRM)



1:3,309

NHRA, Axiomatic, Inc., Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Venter, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NIMA, Geodataslyseisen,

Green_Band_2
Blue_Band_3
Work_Hatch

Area with Risk Due to Levee
018-001-0000

018-001-0000

Outstanding Resource Water/Waterbodies
FIRM Floodlines
1% Annual Chance Flood Hazard
Regulatory Footprint
Specialty Footprint
Areas of Unincorporated Flood Hazard
0.2% Annual Chance Flood Hazard
Future Conditions 1% Annual Chance Flood Hazard
Area with Resources Risk Due to Levee

Area with Risk Due to Levee
018-001-0000

018-001-0000

018-001-0000

3/18/2026, 2:29:39 PM

NH 3021 2022.6m RGB
Red_Band_1

PROJECT PHOTOGRAPHIC LOG



PHOTOGRAPHIC LOG

Client Name:
Liam Newman & Meagan Sullivan

Site Location:
18 Oaklands Road (TM11, L3)
Exeter, New Hampshire

Project No.
26-003

Photo No.
1

Date:
3/19/26

Description:

Looking north at the limit of the narrow forested wetland drainage saddle configuration proposed for wetland and buffer impacts to construct the driveway for the proposed single-family dwelling.



Photo No.
2

Date:
4/2/26

Description:

Looking northeast location of the proposed wetland crossing and 615 SF of proposed impact to the forested wetland drainage saddle.



Photo No. 3	Date: 3/19/26
Description: Looking southwest and upgradient over the poorly-drained forested wetland drainage saddle at in the vicinity of the proposed wetland crossing. This system has intercepted the seasonal high groundwater table and likely receives overland flow during storm events.	



Photo No. 4	Date: 4/2/26
Description: Looking northwest at field-refined edge of Prime Wetland #1 from the typical mature hemlock-hardwood-pine forested wetland.	



**NATURAL HERITAGE BUREAU CONSULTATION
NEW HAMPSHIRE FISH & GAME & ECOLOGICAL REVIEW
INFORMATION & CORRESPONDENCE**



The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES



Robert R. Scott, Commissioner

To: Sergio Bonilla, Mission Wetland & Ecological Services, LLC
P.O. Box 4028
Portsmouth, NH 03802
missionwetland@gmail.com

From: Ecological Review Section
New Hampshire Department of Environmental Services

cc: NHFG Review

Date: 05/20/2026 (valid until 05/20/2027)

Re: DataCheck Review by NHDES Ecological Review Section

Permits: MUNICIPAL POR - Exeter, NHDES - Standard Dredge & Fill - Minimum; or Expedited, USACE - General Permit

DCT ID: DCT26-1128

Town: Exeter
Location: 18 Oaklands Road

Project Description: The applicant proposes 1,161 Square Feet (SF) of impacts to a forested wetland saddle located at the front of the parcel and partially within the 30' accessway to the larger parcel. In addition, there are 178 SF of temporary impacts in order to facilitate the installation and maintenance of an erosion control mulch berm. Permanent impacts are required for construction and installation of the driveway and 15' culvert pipe to maintain hydrology and pre-cast concrete blocks to support the driveway to provide access to the buildable upland portion of the parcel for the proposed modest single-family dwelling. The applicant proposes a robust Buffer Enhancement Plan to offset temporary and permanent wetland and buffer impacts.

Next Steps for Applicants:

The New Hampshire Department of Environmental Services (NHDES) Ecological Review Section has reviewed the provided mapped project area against available records of protected species, Exemplary Natural Communities (ENCs), and critical habitat. Based on the project mapping and submitted information, protected species may be impacted by the proposed work activities. Please carefully read the comments and instructions below for next steps to avoid and minimize impacts.

Plant and Exemplary Natural

Community Comments: No ecological review needed based on provided information.

Wildlife and Critical Habitat

Comments: Based on the information provided, an ecological review with NHDES is required, and a \$500 ecological review fee is NOT required. Existing records indicate that protected wildlife species pursuant to RSA 212-A could be impacted by the proposed project. Please refer to the list of records below. To request an ecological review and receive conservation measures to avoid and minimize impacts, follow the instructions provided below.

www.des.nh.gov
29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
(603) 271-3503 • Fax: (603) 271-2867 • TDD Access: Relay NH 1-800-735-2964

Ecological Review Instructions

Pursuant to Env-C 804.01, ecological reviews are either required by rule or recommended to comply with RSA 212-A and 217-A. Pursuant to Env-C 804.02, required ecological reviews that meet certain criteria must pay a \$500 fee to request an ecological review.

Instructions regarding how to request an ecological review for plants and/or wildlife are provided below:

When is an Ecological Review for Plants and Exemplary Natural Communities Needed

If this letter includes records of protected plants and/or exemplary natural communities, you may request an Ecological Review from NHDES (see further instructions below).

If no plant or exemplary natural communities are included on this letter, no further plant review is needed.

When is an Ecological Review for Wildlife and Critical Habitat Needed

If this letter includes records of protected wildlife and/or critical habitat, please refer to one of the following next steps:

- a. If your project requires an NHDES permit, authorization, or approval you may request an Ecological Review from NHDES (see further instructions below).
- b. If your project **does not** need an NHDES permit, authorization, or approval, then no ecological review with NHDES is needed. Instead, you can request a review from the New Hampshire Fish and Game (NHFG) Nongame and Endangered species program. Contact NHFGreview@wildlife.nh.gov or 603-271-2461 to request a review with NHFG.

If no wildlife species or critical habitat are included on this letter, then no further wildlife review is needed.

How to Request an Ecological Review from NHDES

To request an ecological review, access and complete the [Ecological Review Request form](#) found at onlineforms.nh.gov.

Submit the completed form and all required attachments by email, mail, or hand delivery to:

New Hampshire Department of Environmental Services
Attn: Ecological Review Section
P.O. Box 95
29 Hazen Drive
Concord, NH 03302-0095
EcologicalReviews@des.nh.gov

For questions about requesting an ecological review, call 603-271-7972.

Federal Compliance

This letter does not constitute compliance with the federal Endangered Species Act (ESA). There may be federally listed species in New Hampshire that are impacted by your activity not included in this letter. For ESA compliance, please visit the US Fish and Wildlife Service's (USFWS) [Information for Planning and Consultation \(iPaC\) website](#) for an official list of federally listed species that may be present in your project area. If a federal agency is involved in your project through funding, permit or other authorization, coordinate your iPaC results with your point of contact at the agency for further ESA review. If there is no federal agency nexus to your project, and you determine through iPaC, habitat evaluations etc. that a project may cause take of a federally listed species, we recommend coordinating with the USFWS' New England Field Office (newengland@fws.gov or [603-223-2541](tel:603-223-2541)).

Ecological Review Database records:

The following species and habitats may be impacted by the proposed work activities. Please refer to this list when coordinating.

Vertebrate species	State¹	Federal	Notes
Blanding's Turtle (<i>Emydoidea blandingii</i>)	E	--	Contact the NH Fish & Game Dept (see above).
Spotted Turtle (<i>Clemmys guttata</i>)	T	--	Contact the NH Fish & Game Dept (see above).

¹Codes: "E" = Endangered, "T" = Threatened, "SC" = Special Concern, "--" = an exemplary natural community, or a rare species tracked by NH Natural Heritage that has not yet been added to the official state list.

Disclaimer:

DataCheck Tool screening only includes occurrences of protected species and exemplary natural communities that have been documented and verified by state biologists and ecologists. This letter does not guarantee these are the only protected species and habitat present at this location, only that their presence has not been documented and verified by state biologists and ecologists. As many areas have never been surveyed, or have only been surveyed for certain species, on site surveys are the best way to determine the resources present on your site.

DCT26-1128



Legend
City/Town
Site bounds

0 0.03 0.05 0.08 0.1 0.13 Miles

www.des.nh.gov
29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095
(603) 271-3503 • Fax: (603) 271-2867 • TDD Access: Relay NH 1-800-735-2964

NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES

REQUEST FOR PROJECT REVIEW

SECTION 106



The applicant proposes 1,161 Square Feet (SF) of impacts to a forested wetland saddle located at the front of the parcel and partially within the 30' accessway to the larger parcel. In addition, there are 178 SF of temporary impacts in order to facilitate the installation and maintenance of an erosion control mulch berm. Permanent impacts are required for construction and installation of the driveway and culvert pipe to provide access to the buildable upland portion of the parcel for the proposed modest single-family dwelling. The proposed 546 SF of impact is required for driveway grading, where the 615 SF are sited in the narrowest portion of this forested wetland saddle for the proposed wetland crossing consisting of a 15-inch PVC pipe will be installed in order to maintain hydrology in this saddle that leads to a greater forested wetland system. The driveway crossing will consist of pre-cast concrete blocks. Total ground disturbance is approximately 30,000 SF.

Submission Information

Date Created

5/11/2026 3:21:39 PM

Date Submitted

5/11/2026 3:53:24 PM

Date Processed

5/11/2026 3:57:00 PM

Project Information

Project Type

Review & Compliance

Project Name

NHDES Wetland Permit - 18 Oaklands Road

Project Description

The applicant proposes 1,161 Square Feet (SF) of impacts to a forested wetland saddle located at the front of the parcel and partially within the 30' accessway to the larger parcel. In addition, there are 178 SF of temporary impacts in order to facilitate the installation and maintenance of an erosion control mulch berm. Permanent impacts are required for construction and installation of the driveway and culvert pipe to provide access to the buildable upland portion of the parcel for the proposed modest single-family dwelling. The proposed 546 SF of impact is required for driveway grading, where the 615 SF are sited in the narrowest portion of this forested wetland saddle for the proposed wetland crossing consisting of a 15-inch PVC pipe will be installed in order to maintain hydrology in this saddle that leads to a greater forested wetland system. The driveway crossing will consist of pre-



cast concrete blocks. Total ground disturbance is approximately 30,000 SF.

Review and Compliance

Type

Federal Section 106 Review

Present Land Use

undeveloped

Past Land Use and Disturbances

historical forestry

Project Includes Construction

Yes

Project Includes Demolition

No

Project Includes Disposition

No

Project Includes Refinancing

No

Project Includes Rehabilitation

No

Ground Disturbance

Yes

One or More Above Ground Resources 45 Years or Older

No

Project Address

18 Oaklands Road Exeter New Hampshire

Location Description

Not Available

APE Description

Limit of Disturbance (approximately 30,000 square feet)

APE Justification

Limit of Disturbance (approximately 30,000 square feet)

APE Acreage

0.47

Agencies

NH Department of Environmental Services (DES) - Primary: Yes, Program-Permit: NA/NA

Army Corps of Engineers (ACOE) - Primary: No, Program-Permit: NA/NA



Project Contacts

Sergio Bonilla - missionwetland@gmail.com

Sergio Bonilla - missionwetland@gmail.com

Towns

Exeter (Rockingham County)

Existing Resources within APE

None Available

Documents

1) Proposed Driveway PPlan - The attached plan is the proposed wetland crossing for the driveway to access the buildable upland portion of the parcel.

2) Project Photolog - project photolog that corresponds to the driveway plan submitted

Photos (0)

No Photos Available



State of New Hampshire
DEPARTMENT OF NATURAL & CULTURAL RESOURCES
DIVISION OF HISTORICAL RESOURCES

172 Pembroke Road Concord, New Hampshire 03301
Phone: 603-271-3483 Fax: 603-271-3433
TDD Access: Relay NH 1-800-735-2964
nhdhr.dncr.nh.gov



May 21, 2026

Sergio Bonilla

Re: 2026PR00420 - NHDES Wetland Permit - 18 Oaklands Road

Dear Sergio Bonilla,

In accordance with state and federal statutes [New Hampshire RSA 227C:9 and Section 106 of the National Historic Preservation Act (16 U.S.C. 470)] and with federal Advisory Council on Historic Preservation regulations, Protection of Historic Properties (36 CFR Part 800), the New Hampshire Division of Historical Resources/State Historic Preservation Office (NHSPO) has reviewed information regarding the above-referenced project.

Based upon this review, no known historic resources appear to be affected by the project. Therefore, it is the opinion of the NHSPO that the project will result in **No Historic Properties Affected** under 36 CFR Part 800.4(d)(1).

No further consultation is required unless there are any changes in approved plans, the need for additional work is identified, or an unanticipated discovery occurs. If further correspondence is required, please refer to the project review number noted above.

If you have any questions, please email Liz Schneible at: elizabeth.a.schneible@dncr.nh.gov

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads "Nadine Miller".

Nadine Miller
Deputy State Historic Preservation Officer
NH Division of Historical Resources

SITE PLANS

Exeter Conservation Commission
Nowak Room
Town Hall
10 Front Street
May 12, 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, Nick Champion, Trevor Mattera, Keith Whitehouse, Valorie Fangor, Alternates: Kyle Welch, and Select Board Representative Dan Chartrand.

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

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

2. Public Comment

Keith Whitehouse reported that the Styrofoam densifier is hooked up and training and education have started.

Mr. Whitehouse spoke about the Pairpoint Park project. They have raised \$35,000 for the cost of documents. He noted that he didn’t see any reason, safety wise, to not open it to the public. Mr. Koff noted he is in favor of opening the park and potentially saving the town some money. He noted access would be great, but the town and Select Board also had some points and he was unsure of the best course of action. He agreed it is unfortunate for it to take so long to open but understands that the town has other priorities. He noted it is slow but progressing. He agreed with Mr. Whitehouse’s statement “why can’t we just fill in the hole.” Mr. Whitehouse compared art in the park by noting “the river is our art.”

Chair Short agreed that it was possible for both sides to disagree but be correct in their decisions.

Mr. Chartrand explained that his reasons for recusing is because he leases his space for the bookstore from the donors of the land.

Action Items

1. In Stream Flow letter of support

44
45 Ms. Murphy explained the state program which selects a priority river and generates data. Last
46 Wednesday ESRAC had a presentation. She recommended sending the drafted letter to prioritize the
47 Exeter River in the program and noted it is a perfect time for the town to have new data for the
48 stormwater treatment plan.
49
50 Mr. Madison noted that the Exeter River is one of the highest ranked.
51
52 Mr. Koff asked if public works was involved and Ms. Murphy reported that Steve Cronin from public
53 works attended the webinar and will go to the Select Board to get a letter. Town Engineer, Paul Vlasich,
54 attended the presentation with the state.
55
56 Mr. Chartrand spoke to the diversity goals of ground and surface water and stated that he would be in
57 favor of Conservation Commission sending the letter.
58
59 Chair Short asked how many were awarded and Ms. Murphy indicated one.
60
61 Mr. Koff spoke to drought concerns and noted on one occasion he witnessed little to no flow from Great
62 Bridge.
63
64 MOTION: Mr. Madison motioned to approve sending the letter of support for inclusion of the Exeter
65 River in the Protected & Stream Flow Study Program. Mr. Mattera seconded the motion. A vote was
66 taken, all were in favor, the motion passed unanimously.
67
68 2. Trail Workshop with NHACC & AMC
69
70 Ms. Murphy reported there is a Trail Workshop in Gorham NH on June 19th, from 10 AM to 4 PM
71 partnered by NH Association of Conservation Commissions and Appalachian Mountain Club. The
72 registration fee is \$45. Mr. Koff noted he couldn't go but asked if the Commission could send
73 representatives from Fort Rock Riders. Mr. Welch agreed since they are the boots on the ground doing
74 extensive trail work. Chair Short agreed and recommended letting Fort Rock Riders know to see if two
75 representatives could attend.
76
77 MOTION: Chair Short motioned to support sending two civilian members to attend the workshop from
78 the seacoast region. Mr. Koff seconded the motion. A vote was taken, all were in favor, the motion
79 passed unanimously.
80
81 3. Treasurer's Report
82
83 Mr. Koff reported that from the \$10,000 budget, \$1,300 has been expended and \$1,700 is planned,
84 leaving a balance of \$6,745. He noted there will be more expenses.
85
86 Mr. Mattera asked about the line for salary and wages of \$820 and Ms. Murphy noted that is for the
87 recording secretary.

88 Mr. Koff reported \$4,500 as a beginning balance in the Conservation Land Administration account with
89 \$2,312 remaining.

90

91 Mr. Koff asked how funds were earmarked and Ms. Murphy noted there are none right now but in the
92 past they used a spreadsheet for tracking.

93

94 4. Committee Reports

95

96 a. Property Management

97

98 i. Raynes Farm/Expense:

99

100 Mr. Whitehouse thanked Steve and the other volunteers for the work on the barn which he
101 noted is ready. He encouraged the Commission to think about ways that it could be used on a
102 regular basis to get people out there. Ms. Murphy recommended soliciting suggestions on the
103 website. Chair Short recommended school field trips. Mr. Chartrand noted he is impressed with
104 how much the Commission has gotten done and appreciates all of the volunteers for the work
105 they've done.

106

107 Ms. Murphy provided a short history of all of the grants and volunteer work, repairs and
108 funding. She thanked Mr. Whitehouse for both his labor of time and donations. Mr.
109 Whitehouse noted there is still some work to be done on the silo connecting building so that
110 water will flow off. He recommended getting fundraising mechanisms in place so that they can
111 accomplish their goals. Mr. Koff asked about having a QR Code sign to receive funds for
112 donations.

113

114 Ms. Murphy recommended inviting town staff and the Select Board out there and noted there
115 will be a dedication bench this summer. Mr. Welch recommended having ExeterTV do a
116 segment. Mr. Koff recommended having them promote an open house and grand opening of
117 the barn. He asked if they could have a QR Code Sign to receive donations for maintenance.

118

119 Ms. Murphy discussed the town policy on donations and Mr. Chartrand reviewed the need for
120 the paper trail for auditing purposes. Ms. Murphy noted it is not as simple unfortunately as
121 having a container people can stuff cash into and some want to be able to use Venmo. She
122 noted the best approach is to create a 501c3 such as Friends of Raynes to manage events and
123 funding.

124

125 1. Portapotty May through September \$750 (\$150/mo.)

126

127 Mr. Mattera noted the price is great. Chair Short agreed and questioned positioning.
128 Mr. Whitehouse noted it is a long walk from the barn to the parking lot and while not
129 wanting to detract from the barn's aesthetics' it could be positioned somewhere in
130 between.

131

132 MOTION: Chair Short motioned to approve rental of the portapotty from May to
133 September for \$750. from the Conservation Land Administration Fund with Mr.
134 Whitehouse sighting it. Mr. Campion seconded the motion. A vote was taken, all were
135 in favor, the motion passed unanimously.

136
137 ii. Trail Bridge Supplies \$1,250

138
139 Chair Short noted that Fort Rock Riders have spent over \$2,000 out of pocket. Mr. Madison
140 recommended they track their time and expenses for in kind contributions. Mr. Welch noted
141 the group was out their working in the rain until dark and it would be a great show of support
142 from the Commission to reimburse them. Ms. Murphy will ask them to send their receipts.

143
144 MOTION: Mr. Koff motioned to approve \$1,250 for trail building supplies from the Conservation
145 Land Administration account. Mr. Mattera seconded the motion. A vote was taken, all were in
146 favor, the motion passed unanimously.

147
148 b. Outreach Events

149
150 i. 4/25 Arbor Day Celebration Event Report

151
152 Ms. Murphy reported that the event at Raynes was great. It started with a proclamation being
153 read. Steve Jones from Pairpoint Park was there. Liberty Elms were planted. Julie Gilman
154 talked about the mast tree riot and refreshments were served and there were many tables with
155 information. Approximately 35 attended but people were still coming after it ended.

156
157 ii. May 9th Alewife Festival Event Report

158
159 Ms. Murphy reported that the Alewife Festival was Saturday at Town Hall and all sorts of groups
160 were there. She believes this is the most attended she can remember. She thanked Mr. Koff,
161 Mr. Welch, Mrs. Koff, Mr. Mattera, Mr. Madison, and Ms. Crepeau for attending. She noted
162 Julia Lanter from the library was there and suggested the library might be a better choice if they
163 couldn't be at Founder's Park due to weather, due to acoustics. Mr. Koff asked the status of the
164 dam removal and Mr. Mattera noted there is a River Advisory Committee meeting next week.

165
166 iii. May 16th Birch Tree Celebration

167
168 Ms. Murphy noted the Tree Committee is having the large birch tree celebration at Swasey
169 Parkway on May 16th and will have art and events with the kids.

170
171 iv. Art in the Barn Event (9/26) Update

172
173 Ms. Murphy noted Michelle Crepau, Beverly Whitehouse, Keith Whitehouse and her are
174 organizing the event. They have a call for artists open now. With a \$10 deposit they get an
175 8"x8" canvas to create on and return by June 15th and get their \$10 returned when they bring in

176 their work. There will be an open house for the artists and an event in the evening for the
177 public on September 26th for the art show where the artwork can be purchased for \$50 with
178 100% donated to the Conservation Commission for Rayne’s Barn.

179
180 v. Standard permit application for the proposed Solid Waste Transfer Station,
181 ReSource Waste Services of Epping located at 270 Exeter Road in Epping, NH

182
183 Ms. Murphy noted there was a public information session on April 28th at 5:30 PM. The Town
184 provided a letter of concern with the Select Board recommending denial. Information came in
185 from the Newfields Conservation Commission that there were very likely significant levels of
186 PFAS contamination on site already and with the topographical highpoint and water running
187 down to the Piscassic River adding to that doesn’t make sense. Mr. Koff noted the superfund
188 site adjacent. Chair Short noted the test wells had levels greater than some areas of the
189 adjacent superfund site. Ms. Murphy read the data, that the monitoring wells exceed 1000
190 nanograms per liter, higher than some at the superfund site. Chair Short noted never mind the
191 expansion, there is transportation with 750 tons processed per day, six days per week. Ms.
192 Murphy noted a truck every four minutes and concerns with each vehicle coming in with
193 contaminants and/or hazardous waste. Mr. Koff noted the Construction & Demo building is a
194 different site. Ms. Murphy noted at the public hearing the state stated they are two different
195 projects and she is concerned they are not being considered holistically, which would pare with
196 a diminished impact. Mr. Whitehouse recommended viewing the site.

197
198 Ms. Murphy noted she got a flyer at the Alewife Festival concerning the project and can send it
199 to the Commission.

200
201 c. Other Committee Reports (River Study, Sustainability, Energy, Tree, CC Roundtable)

202
203 5. Approval of Minutes

204
205 a. February 10, 2026

206
207 Mr. Koff recommended edits. Mr. Mattera recommended an edit.

208
209 MOTION: Chair Short motioned to approve the February 10, 2026 minutes as amended. Mr. Koff
210 seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

211
212 b. February 26, 2026

213
214 MOTION: Mr. Madison motioned to approve the February 26, 2026 minutes. Chair Short
215 seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

216
217 c. April 9, 2026 Site Walk

218

219 MOTION: Mr. Koff motioned to approve the April 9, 2026 Site Walk minutes. Mr. Madison
220 seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.
221
222 d. April 14, 2026
223
224 Mr. Mattera recommended edits.
225
226 MOTION: Mr. Mattera motioned to approve the April 14, 2026 minutes, as amended. Chair
227 Short seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.
228
229 e. April 21, 2026 Site Walk (no quorum)
230
231 MOTION: Chair Short motioned to approve the April 21, 2026 Site Walk notes. Chair Short
232 seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.
233
234 f. April 22, 2026
235 Mr. Koff recommended edits to lines 13, 26 and 27.
236
237 MOTION: Mr. Koff motioned to approve the April 22, 2026 minutes, as amended. Chair Short
238 seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.
239
240 6. Correspondence
241
242 7. Next Meeting: 6/9/26, Submission Deadline: 5/29/26
243
244 8. Adjournment
245
246 ***Chair Short motioned to adjourn the meeting at 8:29 PM. Mr. Mattera seconded the motion. A vote***
247 ***was taken, all were in favor, the motion passed unanimously.***
248
249 Respectfully submitted,
250 Daniel Hoijer, Recording Secretary
251 Via Exeter TV
252 Webinar ID: 849 3940 8084

CALL

TO

ARTISTS



Scan for
Details

Questions? email
aitb@exeternh.gov
registration deadline

June 15, 2026

For
Art In The Barn
at the

Raynes Barn

Exeter, NH

September 26, 2026