



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, August 11th, 2026 at 5:30 P.M at 26 Wadleigh St.** to conduct a site walk to inform their application review 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, August 11th, 2026 at 7:00 P.M.**

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items:

1. After-the-Fact Wetland Conditional Use Permit and Restoration Plan at 26 Wadleigh Street, Tax Map 54 Lot 5-2. (*Marc Jacobs, NHCWS*).
2. Discussion of Stormwater Maintenance Agreements Tracking
3. Potential for Boardwalk at Raynes
4. Conservation Fund CIP Request
5. Committee Reports
 - a. Property Management
 - b. Outreach Events
 - i. Art in the Barn Event (9/26) Update
 - c. Other Committee Reports (River Study, Sustainability, Energy, Tree, CC Roundtable)
6. Approval of Minutes: July 14th Site Walk and Meeting
7. Correspondence

Other Business

8. Next Meeting: 9/8/26, Submission Deadline 8/28/26

Dave Short

Exeter Conservation Commission

Posted Aug 7th, 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/87020221678>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 870 2022 1678

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: August 4th, 2026
To: Conservation Commission Board Members
From: Kristen Murphy, Conservation & Sustainability Planner
Subject: August 11th Meeting

I. 26 Wadleigh

This property was previously reviewed in October 2025. Minutes and prior application info is available [HERE](#). Since that time, Town staff visited the site to discuss the project. Based on onsite conditions it was suggested the wetland buffer be reviewed for accuracy and the survey resulted in slight changes in the boundary. The application now includes the installation of fencing, plantings and proposes to retain a portion of the buffer as yard space.

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:*

**NOTE: THE CUP APPLICATION IS UPLOADED AS A SEPARATE FILE
AS IT IS LOCKED FOR EDITING AND CAN NOT BE COMBINED WITH
THIS DOCUMENT.**

Exeter Conservation Commission
Exeter Planning Board
Site Walk
5 Brentwood Rd, PB Case #26-11
July 14, 2026
5:00 PM
Draft Minutes

Attendees:

CC: Dave Short, Ethan Fishbaugh, Andrew Koff, Keith Whitehouse, Michele Crepeau

PB: Lang Plumer, Dean Hubbard, Marty Kennedy, Gwen English, Sam MacLeod, Aaron Brown

Others: John Lorden (Beals Assoc), John O'Neill, John Hayes (Wetl. Scientist), Michael Green, Donald Kelsey (unsure of name, sign in sheet illegible), Pat Washburne, Brian Hoyt, Lydia Hoyt, Kristen Murphy, Exeter Conservation & Sustainability Planner

The Conservation Commission and Planning Board held a joint site walk beginning 5:00 PM at 5 Brentwood Road. The road centerline, and house corners around the proposed cul-de-sac were staked in the field. Access was mowed to McKay Drive and the general area of the 8th lot was indicated, no stakes present but water and sewer stubs were visible. The group walked the house lots, stormwater area, and proposed conservation area before returning to the start point. Clearing in the western portion of the lot was noted and explained it was due to an effort of the property owner to clean up discarded plastic plant pots and weed cloth. An 8' fence will be installed to separate the two closest houses to the development. Some plant pots and debris were still visible. The trip concluded at 5:35 pm.

Dave Short, Conservation Commission Chair

Lang Plumer, Planning Board Chair

SITE WALK 7/14/26

BRENTWOOD ROAD

ATTENDANCE:

Long Plume

John Lordan (Beals Associates)

Kristen Moyerplay

Dean Hubbard

MARTY KENNEDY

Gwen English

SAM MACLeod

JOHN O'NEILL

Brian Hoyt

Lydia Hagt

~~John O'Neil~~ / PAT WASHBURN

~~John Hoyt~~

WETLAND SCIENTIST

John Fishbaugh

Andrew Koff

Keith Whitehouse

~~John Hoyt~~

Aaron E Brown

Michele Crepeau CONCANN

Michael Green

535

Exeter Conservation Commission
Nowak Room
Town Hall
10 Front Street
July 14, 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, Trevor Mattera, Keith Whitehouse, Valorie Fangor, Michelle Crepeau, Alternate Ethan Fishbaugh, Alternate Don Clement (remotely) 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. He welcomed the Commission's new alternate member, Ethan Fishbaugh.

2. Public Comment

Amanda Kelly of Prospect Street discussed the benefit of having community gardens such as the Prescott Street neighborhood has. She noted she had a discussion with Ms. Murphy about town-owned parcels, parking, access and water. She provided a handout and noted she was willing to help. Ms. Murphy noted the Stone property off Powdermill Road has a field and mows late in the season.

Ms. Crepeau questioned who would oversee the gardens.

Mr. Koff asked if Parks & Recreation may have space and wanted to hear more about water supply. Ms. Kelly noted that they typically bring in a large cube-shaped tank filled by a water company and have a pump operated hose.

Mr. Whitehouse asked about the parcel by the Dan Healey Pool.

Action Items

1. Wetland Conditional Use Permit application from Stonearch Development LLC, for the construction of a proposed 8-unit residential single family condo development at 5 Brentwood Rd, Tax Map/Lot 62-111. Additional request to consider holding conservation interest in a 4.5acre portion of the land. (Christian Smith, Beals Assoc.)

44 Chair Short read the public hearing notice.

45
46 John Lordin of Beals Associates noted John O'Neill was present as well as Jack Hayes, the wetland and
47 soil scientist.

48
49 Mr. Lordin discussed the proposed 2,900 SF lot line adjustment and seven units proposed on a cul de sac
50 and one potentially off MacKay Drive. There would be a roadway, drainage and treatment as well as
51 underground utilities.

52
53 Mr. Lordin discussed the need for the conditional use permit for grading in the wetland buffer behind
54 the bio retention area. Mr. Madison noted the CUP is based on this plan and if it changed, they would
55 need to come back and noted this is his preferred option. Mr. Koff questioned if there was a plan that
56 showed buffer impact. Mr. Lordin showed the 75' setback which is for structures. Ms. Murphy noted
57 the smaller buffer was not shown. Ms. Fangor asked the SF of impact and Mr. Lordin noted he
58 calculated 11,500 SF based on the 75' setback. The setback for poorly drained soil is 40' and some is
59 very poorly drained soil but the 40' would apply. Ms. Murphy noted the plans don't accurately reflect
60 the situation.

61
62 Mr. Short noted there was a proposed open space easement of approximately four acres. Ms. Murphy
63 explained the town regulations which allow a density bonus, but the easement must be held by the
64 town or deeded to the town. Ms. Fangor noted that if there is no easement the additional unit goes
65 away. Mr. Lordin noted the yield plan showed potential for seven units and with the open space density
66 a bonus of one unit. Ms. Murphy noted the easement nearby at 80 Epping Road.

67
68 The Board discussed the pros and cons of easement versus ownership. Ms. Murphy indicated the town
69 would be responsible and maintenance can be problematic. She noted dealing with multiple owners
70 can be challenging. The Board discussed whether the parcel would need to be mowed. Mr. Hayes
71 indicated it was not likely to need mowing as it will stay the way it is. Mr. Koff noted the Commission
72 could decide when the final plan is approved.

73
74 Mr. Madison asked about the tree line and lawns. Mr. Koff asked where those lawns would end and Mr.
75 Lordin showed the line from the house. Ms. Murphy indicated they would be 40' behind the house. Mr.
76 Koff would like that indicated on the plan. Mr. O'Neill offered to place markers.

77
78 Michael Green noted that there is 7.9 overall acres and 4.5 proposed for open space so they are losing
79 an acre.

80
81 Ms. Fangor asked about the proposed unit in the upper left and if that wouldn't reduce the conserved
82 land. Mr. Chartrand questioned the Planning Board's reasons for preferring that design.

83
84 Mr. Clement spoke to the value of the parcel for groundwater recharge.

85
86 Mr. Mattera noted he was generally in favor of this kind of open space development.

88 Ms. Murphy asked the type of fence and Mr. O'Neill indicated vinyl.

89 Chair Short reviewed the CUP criteria:

- 90
- 91 • Use permitted in zone
- 92 • No alternative design
- 93 • Functions and Values, not detrimental to the wetland or greater hydrological system
- 94 • Design - minimize impact
- 95 • No hazard to individual or public health, safety
- 96 • Not increasing wetland buffers elsewhere (n/a)
- 97 • Restoration of temporary disturbance
- 98

99 Ms. Murphy noted she didn't hear about the restoration plan. Mr. Lordin indicated the slopes and
100 seeding.

101

102 Mr. Koff asked about invasives and Mr. Lordin indicated that is part of the stormwater plan.

103

104 Chair Short continued with the criteria:

- 105
- 106 • Other Permits, NH DES RSA 485-A:17 and 483-A, Army Corp. Section 404 of CWA.
- 107

108 Ms. Fangor would like to see the 40' buffer delineated on the plan as well as appropriate buffers in
109 different parts.

110

111 Ms. Murphy would like the preference explained to the Planning Board to adopt the plan presented to
112 preserve buffers; and to delineate the lawn areas.

113

114 Mr. Chartrand agreed it was worth explaining that keeping as much as possible would assist with
115 groundwater recharge.

116

117 MOTION: Mr. Madison motioned to prepare a memo to the Planning Board supporting the CUP
118 application with the conditions stated:

- 119
- 120 • Show buffers on plans
- 121 • Delineated lawn buffers with markers
- 122 • Note the Commission's preference to adopt plan presented and preserve the open space to
123 encourage groundwater recharge.
- 124

125 Mr. Mattera seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

2. NHACC – Lane Use Change Tax Discussion

Barbara Richter appeared remotely to talk about the pros and cons of funding the Conservation Commission using the Land Use Change Tax. She explained the basics of current use taxation per RSA 79-a for farm and forest properties and that 10 acres is the minimum. She noted 140 towns use LUCT to fund conservation.

Ms. Richter explained that a majority vote would be required for the warrant article to pass at town meeting. She noted the percentages should be specified, such as 50% or 100%. It can be created or rescinded, or changed, by town vote. She recommended being transparent about what the funds are used for and to note past successes with the bond, and to be prepared to discuss the tax impact of not having the funds go into the general fund.

Selectman Chartrand noted that the Select Board had a goal setting meeting, and he recommended restoring how conservation is funded but didn't talk about LUCT. In the past the Commission has put forth a warrant asking for \$50,000.

Mr. Koff noted he liked the idea of not being subject to annual budget constraints. Selectman Chartrand noted that if LUCT falls off the Commission would not get anything. Ms. Crepeau agreed that other towns have so much land available. Mr. Chartrand questioned how much of the 2,677 acres in current use in 2025 is Academy forest property.

Ms. Richter discussed the benefit of having matching funds available and funds to purchase land easements as well as public education programs.

Mr. Koff noted the goal to carry a certain balance and if they get there it could be modified but the Commission can't purchase land or do anything without funds if an opportunity arises.

Selectman Chartrand stated that the budget process is a good process each year and would prefer to push for annual disbursement rather than LUCT and noted it is good public relations for whatever the Commission may be planning. He recommended going on the Select Board agenda to discuss it further and get a read for the best mode to recharge the Conservation Fund. Ms. Crepeau recommended a bond or annual amount but agreed it would take a long time to get to \$500,000. Mr. Koff noted he could be a part of a presentation with the Select Board. Selectman Chartrand will talk to the Chair. Ms. Murphy noted that annual funding dropped off in 2023.

Ms. Richter noted that LUCT provides a nice balance with development pressures and conserving land that may have been lost.

Mr. Mattera indicated the importance of having funds to do good work and the mechanism of the irregularity of LUCT.

175 3. Committee Reports
 176
 177 a. Property Management
 178
 179 i. Raynes Farm
 180
 181 Mr. Whitehouse reported that Raynes was mowed, hayed and has a porta potty.
 182
 183 b. Outreach Events
 184
 185 i. Raynes Barn Re-Opening Event Planning (July 18th 10-1)
 186
 187 Mr. Whitehouse described the Re-Opening event and noted he posted flyers. Riverwood will
 188 bring their pet goats and work out a one-day risk policy with risk management. They are
 189 building a pen from pallets. There will be refreshments and activities for the kids at no charge.
 190 He asked for volunteers for Saturday from 9-1:30 to help with parking, refreshments, cooking
 191 and the kid's table as well as monitoring the occupancy limits for the barn's fire code.
 192 Selectman Chartrand and Ms. Fangor offered to help. Mr. Koff will help at 9 and come back
 193 later. Mr. Mattera is a maybe.
 194
 195 ii. Art in the Barn Event (9/26)
 196
 197 Mr. Whitehouse showed the 8x8 sheets that would be handed out to artists and returned once
 198 painted, for the fundraiser.
 199
 200 c. Other Committee Reports (River Study, Sustainability, Energy, Tree, CC Roundtable)
 201
 202 Ms. Fangor noted that Mr. Whitehouse received the John Markle award for volunteering.
 203
 204 4. Approval of Minutes
 205
 206 a. June 9, 2026 Site Walk
 207
 208 MOTION: Chair Short motioned to approve the June 9, 2026 meeting minutes. Mr. Koff
 209 seconded the motion. A vote was taken, Ms. Crepeau abstained, the motion passed 6-0-1.
 210
 211 b. June 9, 2026
 212
 213 MOTION: Chair Short motioned to approve the June 9, 2026 meeting minutes. Mr. Whitehouse
 214 seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.
 215
 216 5. Correspondence
 217
 218 6. Adjournment/ Next Meeting: 8/11/26, Submission Deadline: 7/31/26

219

220 ***Chair Short motioned to adjourn the meeting at 8:59 PM. Mr. Koff seconded the motion. A vote was***
221 ***taken, all were in favor, the motion passed unanimously.***

222

223 Respectfully submitted,

224 Daniel Hoijer, Recording Secretary

225 Via Exeter TV

226 Webinar ID: 882 3087 1156