



# TOWN OF EXETER, NEW HAMPSHIRE

---

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

[www.exeternh.gov](http://www.exeternh.gov)

## LEGAL NOTICE EXETER PLANNING BOARD AGENDA

The Exeter Planning Board will meet on Thursday, October 28, 2021 at 7:00 P.M. in the Nowak Room of the Exeter Town Office building located at 10 Front Street, Exeter, New Hampshire to consider the following:

**APPROVAL OF MINUTES:** October 14, 2021

### **NEW BUSINESS: PUBLIC HEARINGS**

Continued public hearing on the application of ZV Investments LLC for a multi-family site plan review for the proposed conversion of the structures located at 50 Newfields Road into four (4) residential condominium units. The subject property is located in the RU-Rural Residential zoning district. Tax Map Parcel #35-9. PB Case #21-10.

The application of Public Service Company of New Hampshire d/b/a Eversource Energy for a Wetlands Conditional Use Permit and a Shoreland Conditional Use Permit for the replacement of three (3) existing transmission line structures within an existing ROW corridor located between NH Route 101 west bound and Epping Road (NH Route 27). The subject properties are located in the RU-Rural and R-1, Low Density Residential zoning districts. Tax Map Parcels #29-1, #29-2, #29-31 and #29-32. PB Case #21-11.

### **OTHER BUSINESS**

- Master Plan Discussion
- Field Modifications
- Bond and/or Letter of Credit Reductions and Releases

### **EXETER PLANNING BOARD**

*Langdon J. Plumer, Chairman*

*Posted 10/15/21: Exeter Town Office and Town of Exeter website  
Revised: 10/15/21*

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40

**TOWN OF EXETER  
PLANNING BOARD  
NOWAK MEETING ROOM  
OCTOBER 14, 2021  
DRAFT MINUTES**

**I. PRELIMINARIES:**

**BOARD MEMBERS PRESENT BY ROLL CALL:** Vice-Chair Aaron Brown, Pete Cameron, Clerk, Gwen English, Jennifer Martel, Molly Cowan, Select Board representative, and Nancy Belanger, Alternate.

**STAFF PRESENT:** Natural Resource Planner Kristen Murphy

**II. CALL TO ORDER:** Vice-Chair Brown called the meeting to order at 7:00 PM. The members introduced themselves and Vice-Chair Brown noted that all the members present would be voting tonight. Kristen Murphy the Natural Resource Planner would be providing the information from Town Planner Dave Sharples.

**III. OLD BUSINESS**

**APPROVAL OF MINUTES**

September 23, 2021

Edits were suggested by Ms. English and Mr. Cameron.

***Ms. Belanger motioned to approve the September 23, 2021 Meeting Minutes as amended.***

***Mr. Cameron seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.***

**IV. NEW BUSINESS**

Vice-Chair Brown asked if the Board or Public had any objection to the Planning Board hearing the request of Exeter Rose Farm for an extension of approval first and no one indicated any objection.

Exeter Rose Farm, LLC, PB Case #17-27, Request for Extension of Approval (expires 10/26/21)

Attorney Kevin Baum, with Hoefle, Phoenix, Gormley & Roberts, PLLC presented the request for an extension for the approval granted in 2019 which expires on 10/26/21. The request letter from TF Moran dated September 29, 2021 (provided) indicated the request was primarily due to two pending State permits submitted to the State, currently under review. The approval was

41 appealed which caused further delays. NH Supreme Court order dated October 26, 2020 was  
42 referenced. Ms. Belanger asked when the extension would be to. Ms. Murphy indicated they  
43 are seeking an extension for one year which is until 10/26/2022.

44  
45 Ms. Murphy noted the applicant appeared before the Conservation Commission at its meeting  
46 Tuesday and was tabled to further evaluate the Planning Board's discussion concerning the  
47 proposed alternate route. AoT approval is pending with the AoT Bureau also.

48  
49 Vice-Chair Brown noted there have been no significant regulation changes the applicant is not  
50 adhering to. Mr. Cameron noted he appreciated the applicant appearing to present the  
51 request.

52  
53 ***Ms. Belanger motioned to approve the request of the applicant Exeter Rose Farm, LLC,***  
54 ***Planning Board Case #17-27 be granted until October 26, 2022. Mr. Cameron seconded the***  
55 ***motion. A roll call vote was taken Belanger – aye, Cowan – aye, Brown – aye, Cameron – aye,***  
56 ***English – aye, Martel – aye. The motion passed 6-0-0.***

57  
58 **PUBLIC HEARINGS**

59 1. The application of Granite State Construction Services, LLC for a minor subdivision of the existing  
60 6.59+/- acre parcel at 12 Little River Road into two lots.  
61 R-2 Single Family Residential zoning district  
62 Tax Map Parcel #62-90  
63 Planning Board #21-8

64  
65 Vice-Chair Brown read out loud the Public Hearing Notice and asked Ms. Murphy if the application was  
66 ready for review purposes and she indicated in the affirmative.

67  
68 Vice-Chair Brown opened Planning Board Case #21-8.

69  
70 Ms. Murphy summarized Town Planner Sharples October 1, 2021 memo. The applicant is seeking a  
71 minor subdivision of an existing 6.59+/- acre parcel located at 12 Little River Road to create one  
72 additional lot. The applicant submitted a minor subdivision plan and supporting documents dated  
73 August 5, 2021 (provided). After staff review it was determined that the initial proposal would require a  
74 variance for street frontage from the ZBA. The variance was approved on 9/21/21. A copy of the  
75 decision and meeting minutes were provided. The applicant submitted revised plans dated 10/1/21  
76 (provided). There are no waivers being requested and no new comments other than the Town staff  
77 review comments which include:

- 78  
79
  - Provide parking calculations for the church parcel to show adequate parking for the church on  
80
  - Easement/Parking/Lot line adjustment so all church parking is located on the church parcel  
81

- 82 • Roadway maintenance agreement be provided

83

84 Christian Smith from Beals Associates, PLLC presented the application on behalf of the applicant Sam  
85 Mukarakar of Granite State Construction Services, LLC. Mr. Smith provided handouts to the Board.

86

87 Mr. Smith addressed the staff comments presented by Ms. Murphy. He noted the ROW was private  
88 property. Frontage was split between the two parcels with the variance, and each owner has half.  
89 There is a common access easement and joint road maintenance agreement which is boiler plate  
90 (provided) and will be ironed out with the church's attorney.

91

92 Mr. Smith noted the parking lot is not striped and he can get the required number of stalls for the  
93 existing pavement without any spill into Granite's property and have a 22' travel aisle. The applicant will  
94 renovate and rent the home while the church will exist on the existing lot. The church can  
95 accommodate seating for 200 visitors and currently has approximately 35 parishioners.

96

97 Vice-Chair Brown opened the hearing for public comment and being none entered deliberations.

98

99 Vice-Chair Brown noted a site walk was not done. Mr. Smith noted the easement is to provide  
100 landscaping and remains the church's parcel 15' setback in. Vice-Chair Brown asked if the easement  
101 shown was for access and Mr. Smith noted he did not believe that was part of it as the easement does  
102 not touch the pavement.

103

104 Vice-Chair Brown noted the extra pavement on the new lot will not have much if any function. Mr.  
105 Smith noted it could be removed as it is not needed. Mr. Smith will add a note to the plan eliminating  
106 the unnecessary pavement on the new lot.

107

108 Ms. Martel asked about conditions of approval.

109

110 Vice-Chair Brown noted the variance for road frontage is significant.

111

112 Ms. English asked about the jurisdictional wetland northwest and if it is disconnected from Little River.  
113 Mr. Smith will confirm this with a wetland scientist. Ms. Murphy noted the discontinuity in the change  
114 of elevation. Ms. English agreed the bank is significant and the parking has a natural break in the  
115 pavement.

116

117 Mr. Smith noted there are 58 spaces and parking capacity for seating of the church at capacity which will  
118 not go away.

119

120 Ms. English asked about the owner to the north. Vice-Chair Brown referenced a 94-unit condominium.  
121 Mr. Smith noted there were two units to the north Boulders Realty Unit 2 Integrity Ventures Inc. and  
122 Unit 3 Colcord Pond Associates LLC.

123

124 Ms. Murphy read out loud the proposed conditions of approval:

125

126 **1. A dwg file of the plan shall be provided to the Town Planner showing all property lines and**  
127 **monumentation prior to signing the final plan. This plan must be in NAD 1983 State Plane New**  
128 **Hampshire FIPS 2800 Feet coordinates;**

129

130 **2. All monumentation shall be set in accordance with Section 9.25 of the Site Plan Review and**  
131 **Subdivision Regulations prior to the issuance of a Certificate of Occupancy for any building or unit.**

132

133 **3. The Applicant will confirm the status of the contiguity of the wetlands to the north of the house,**  
134 **and should it be determined it is contiguous to the Little River, the Applicant will provide a revised**  
135 **plan indicating the corrected Shoreland district boundary;**

136

137 **4. The Applicant will add a note to the plan indicating the unnecessary pavement section of the house**  
138 **lot will be removed; and**

139

140 Vice-Chair Brown questioned how the Board felt about the condition that there be no further  
141 subdivision as the lots post variance were both non-conforming. Mr. Mukarakar explained why he  
142 would not agree to the condition of no further subdivision which explanation satisfied the Board.

143

144 Vice-Chair Brown questioned how the Board felt about asking the applicant to submit a joint road  
145 agreement.

146

147 Ms. Murphy read out loud the *proposed condition* that:

148

149 **5. A copy of the executed joint road maintenance agreement will be provided to the Town Planner**  
150 **prior to the issuance of a certificate of occupancy.**

151

152 Ms. English asked about the need to include plowing in the maintenance agreement and Mr. Smith  
153 indicated plowing is all encompassed in "maintenance."

154

155 **Ms. Belanger motioned that the request of Granite State Construction Services, LLC (Planning Board**  
156 **Case #21-8) for a minor subdivision approval be approved with the conditions read by the Natural**  
157 **Resource Planner Kristen Murphy. Ms. Martel seconded the motion.**

158

159 Mr. Cameron asked Ms. Murphy to re-read the five conditions which she did.

160

161 **A vote was taken, all were in favor, the motion passed 6-0-0.**

162

163 2. The application of ZV Investments LLC for a multi-family site plan review of the proposed conversion  
164 of the structures located at 50 Newfields Road into four (4) residential condominium units.

165 RU-Rural Residential zoning district

166 Tax Map Parcel #35-9

167 Planning Board Case #21-10

168

169 Vice-Chair Brown read out loud the Public Hearing Notice and asked Ms. Murphy if the application was  
170 ready for review purposes which she confirmed and Vice-Chair Brown opened Planning Board Case #35-  
171 9.

172  
173 Barry Geier of Jones and Beach presented the application to convert the existing house with an existing  
174 accessory structure to four condominium units. Each would have two parking spaces and Unit one  
175 would have garage space while Units two through 4 would have interior and two exterior. All would  
176 have four guest spaces. There would be minimal site work as far as paving. The existing septic system  
177 was upgraded recently and will be utilized.

178  
179 Ms. Murphy noted the applicant received a Special Exception from the ZBA on 8/17/21 to convert the  
180 condominium units under Article 5.4 and 4.21. The approval was granted with the condition that the  
181 condominium documents specify that one unit must be owner occupied and the NH DOT driveway  
182 permit be adequate. The applicant was sent to staff and there were no comments other than from Jen  
183 Mates at the DPW below. There are no waivers requested.

184  
185 Ms. Murphy summarized Ms. Mates comments:

- 186
- 187 • Concerns with area behind parking stalls 22' perpendicular
  - 188 • Recycling
  - 189 • Phase 1A study for former dry cleaner
  - 190 • Existing Septic condition (referencing 2004/1989 subsurface approval – upgraded 2004?) Could  
191 be at the end of useful life. Requires 1275/gal per day and has 825/gal per day for 4 bedroom  
192 and 1 ADU.
  - 193 • Piping to leach field
  - 194 • Water Service size/location of well control be addressed in HOA documents
  - 195 • Pump test capacity, water quality for additional residences, well casing, alternate well location
  - 196 • Wetland/groundwater

197  
198 Mr. Geier responded to DPW's comments:

199  
200 The existing septic behind Unit 4 failed over the winter and was replaced and will be used. A second  
201 hasn't been designed yet. Fire Department reviewed site during ZBA. Fence will be added to plan. He  
202 will look into the Phase 1A study and whether it was done. Believe there is sufficient parking as the  
203 parcel was formerly a church, drycleaner and daycare in the past. Mr. Sharples reference to 11.3 should  
204 possibly be 11.4 instead. A fence will be installed to block visual impact to the neighbors.

205  
206 Ms. Martel asked about the dashed line on the plan at the back edge of the parking lot and Mr. Geier  
207 noted it is an existing gravel area which will remain.

208  
209 Vice-Chair Brown opened the hearing to the public for comments and questions at 8:06 PM. Ms.  
210 Murphy noted there was correspondence received from Tim Harrington of 45 Newfields Road which she  
211 read out loud. He lives across the street. He had no issue with proposing condominium units but had

212 difficulties with water flowing to the catch basin and flooding his property when the horse paddock  
213 went in. He expressed concerns that the proposal not put additional water onto his property. Mr. Geier  
214 noted the applicant proposes no additional clearing. The site is complete except for the septic system.

215

216 Vice-Chair Brown asked about walking the property and how the requirement that one unit be owner  
217 occupied would be enforced. Mr. Geier noted it is a requirement of the ZBA and agreed that each unit  
218 could be sold so one cannot control the whole condominium development. Vice-Chair Brown agreed  
219 the condition seemed impractical but it was the ZBA;s and was not requested to be waived by the  
220 Planning Board. He wondered if the Planning Board should add this to their list of items to review when  
221 ordinances and regulations are reviewed annually. The requirement predates ADUs. Ms. English noted  
222 the owner is most likely aware of the requirement before development.

223

224 Vice-Chair Brown asked if a site walk would be helpful, and Ms. Belanger and Ms. Martel agreed it  
225 would. Vice-Chair Brown scheduled the site walk for October 26<sup>th</sup> t 8 AM and noted it would be open to  
226 the public and would like to see Mr. Harrington attend and Mr. Sharples be aware even if he is able to  
227 be there a few minutes late.

228

229 Ms. Martel would like to get more information about Jen Mates comments from DPW about the parking  
230 aisles. Mr. Geier will look at that and noted each unit has an interior garage and two exterior spaces,  
231 but he may be able to angle them for more space. The units are staying in the existing footprint but  
232 adding a story. There is also a common back yard and Ms. Martel asked how that would be handled in  
233 the documents. Some owners may want the area paved to have a grill and should know if it is allowed  
234 or not allowed. There should be a record of pervious surfaces and no vegetation removed. She asked  
235 about common utilities and Mr. Geier described the well room. Ms. Martel asked about the heating and  
236 HVAC and why TRC was not meeting. Ms. Murphy noted complexity of the project triggers TRC. Vice-  
237 Chair Brown noted the project is in its existing footprint.

238

239 Ms. English recommended an Advance Septic System if the septic needs further upgrading but while  
240 septic upgrade may be required use of Advance Septic design is not. It is more expensive but would  
241 provide benefit to nitrogen removal. She opined that having more pervious surface would not be great  
242 with Unit 4 within the 75' wetlands setback. Mr. Geier will explore that with the applicant.

243

244 ***Mr. Cameron motioned to table the hearing to October 28<sup>th</sup> at 7:00 PM. Ms. Belanger seconded the***  
245 ***motion. A vote was taken and passed unanimously.***

246

## 247 **V. OTHER BUSINESS**

248

### 249 **Master Plan Discussion**

250

- 251 • **Housing Committee**

252

253 Ms. Belanger noted a map is in preliminary stages which is an outline tool that can be used  
254 by the Committee to exploratory purposes. Mr. Cameron noted it would show where water  
255 and sewer were.

256

257 Field Modifications

258

259 Bond and/or Letter of Credit Reductions and Releases

260

261 Public Comment

262

263 Jennifer LaGere of 6 Forest Street expressed concerns that she appeared to hear the Exeter  
264 Rose Farm extension request and was told it was moved forward on the agenda. The Exeter  
265 Conservancy always attends these meetings. Vice-Chair Brown noted the applicant requested  
266 to move the item forward on the agenda and that request was granted. The extension for one  
267 year was granted until 10/26/22.

268

269 Ms. English noted Hazardous Materials Day is on Saturday.

270

271 **VI. TOWN PLANNER'S ITEMS**

272 **VII. CHAIRPERSON'S ITEMS**

273 **VIII. PB REPRESENTATIVE'S REPORT ON "OTHER COMMITTEE ACTIVITY"**

274 **IX. ADJOURN.**

275 *Ms. Belanger motioned to adjourn the meeting at 8:56 PM. Vice-Chair Brown seconded the motion. A*  
276 *vote was taken all were in favor, the motion passed 6-0-0.*

277

278 Respectfully submitted,

279 Daniel Hoijer,

280 Recording Secretary





# TOWN OF EXETER

## *Planning and Building Department*

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

[www.exeternh.gov](http://www.exeternh.gov)

---

**Date:** October 22, 2021  
**To:** Planning Board  
**From:** Dave Sharples, Town Planner  
**Re:** ZV Investments, LLC PB Case #21-10

The Applicant is seeking approval for a multi-family site plan review for the proposed conversion of the structures located at 50 Newfields Road into four (4) residential condominium units. The subject property is located in the RU-Rural Residential zoning district and is identified as Tax Map Parcel #35-9.

The Applicant submitted a site plan and supporting documents, dated September 8, 2021, which were enclosed in the last meeting packet and reviewed at the October 14th, 2021 PB meeting. At that meeting, various concerns were raised by the Board and subsequently the application was tabled to the October 28<sup>th</sup>, 2021 meeting. A site walk was also scheduled for Tuesday, October 26<sup>th</sup>, 2021 at 8:00 A.M.

Ms. Kristen Murphy updated the Board at the October 14<sup>th</sup> meeting regarding the comments and concerns received from DPW. The Board requested that a copy of the memo from Ass't. Town Engineer Jen Mates be provided in the next meeting mailing along with any other department comments that may have been received. Please see attached e-mail from Jen Mates, dated October 12, 2021. Also attached is an e-mail from Ass't. Fire Chief Justin Pizon, dated September 29, 2021.

As mentioned in my previous memo, dated October 1, 2021, I offered the following comments for the board's consideration:

- Provide information showing the proposal meets the requirements of Section 11.3 of the Site Plan Review and Subdivision regulations;
- No landscaping is shown on the proposed plan;
- Will the existing septic system be utilized for any of the new units and, if so, what is the condition of it?
- The town is concerned about nitrogen loading into the Squamscott River watershed. Is there an opportunity to install an advanced septic system to minimize nitrogen loading into the environment?

There are no waivers being requested for this application.

I will be prepared with suggested conditions of approval at the meeting in the event the board decides to act on the request.

**Planning Board Motion:**

**Multi-Family Site Plan Motion:** I move that the request of ZV Investments, LLC (PB Case#21-10) for Multi-Family Site Plan approval be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



**Re: TRC Review - 50 Newfields Road - PB Case #21-10**

1 message

Jennifer Mates <jmates@exeternh.gov>

To: Barbara McEvoY <bmcevoy@exeternh.gov>, David Sharples <dsharples@exeternh.gov>, Kristen Murphy <kmurphy@exeternh.gov>, Doug Eastman <deastman@exeternh.gov>

Tue, Oct 12, 2021 at 10:49 AM

Hi All,

Here are my comments for 50 Newfields Rd. If any of these are duplicates of what you are asking, feel free to leave them out of the memo.

Doug, if each unit will be individually owned, is there anything specific that they need to do for a shared well? At a minimum, I think all owners should have access to the well controls.

Thanks,  
Jen

**Site Layout**

The area behind the parking stalls is too narrow. A minimum of 22 feet is typical for perpendicular parking.

How will trash and recycling be handled?

Contact NHDOT to see if a driveway permit is required for the change in use.

Was a Phase 1A environmental study done for the former dry cleaners?

**Septic System:**

Will the existing septic system continue to be used?

Has the existing septic tank and leachfield been inspected and confirmed to be functional? There are 2 previous subsurface approvals from 2004 (4 BR house) and 1989 (3 BR house). Only the 1989 application received operational approval. Was the 1989 system upgraded in 2004? If the current system is from 1989, it is reaching the end of its anticipated useful life.

There is an existing septic approval from January 2021 (ECA2021012914) for 825 gpd for a 4 BR house and 1 ADU. How many bedrooms are in each of the new units? If there are 3 1-BR units and a 4-BR house, the total design flow is 1275 gpd.

Show the piping to the proposed septic leachfield.

Work Number	Approval Number	Owner	Site Address	Designer	Installer	Approval Date	Operational Approval Date	Application Type
Select	201905488	ECA2019101717 SCOTT WILLIAMS	23 NEWFIELDS ROAD EXETER ROCKINGHAM	JOSEPH P NICHOLS 102 CHESTER RD FREMONT, NH 03044 PHONE: 603-234-3228	BRADLEY W POOLE 116 NORTH RD EAST KINGSTON, NH 03827 PHONE: 603-772-3372	17-OCT-19	21-OCT-19	CONSTR
Select	200405566	CA2004064189 DONALD FIELDSEND	NEWFIELDS ROAD EXETER ROCKINGHAM	ADAM R FOGG 25 NUTE RD DOVER, NH 03820 PHONE: 603-659-9939		20-JUL-04		CONSTR
Select	199706764	CA1997006299 THOMAS M PARKS MARK C SCHLEICHER	THE CAPTAINS MEADOW NEWFIELDS ROAD EXETER ROCKINGHAM	PETER R DRUMMOND PO BOX 294 KITTEERY POINT, ME 03905 PHONE: 207-439-3624	RICHARD L WICKSON 172 EXETER RD HAMPTON FALLS, NH 03844 PHONE: 978-423-4521	05-DEC-97	02-DEC-98	CONSTR
Select	200309541	CA2003058933 PETER THOMAS	69 NEWFIELDS ROAD EXETER ROCKINGHAM	NORMAN H BROWN 62 CENTENNIAL ST SEABROOK, NH 03874 PHONE: 781-932-3201	KEVIN M JANVRIN 60 MILL LANE SEABROOK, NH 03874 PHONE: 603-396-6318	17-DEC-03	21-JUL-04	CONSTR
Select	199804060	CA1998010270 DONALD/MARY ROBIE	19 NEWFIELDS ROAD EXETER ROCKINGHAM	PHILIP BELAND JR 616 S MAIN ST MANCHESTER, NH 03102 PHONE: 603-647-0999	RALPH W MARSTON PO BOX 160 STRATHAM, NH 03885 PHONE: 603-772-3809	08-JUL-98	28-JUL-98	CONSTR
Select	54813	176571 DONALD FIELDSEND	NEWFIELDS ROAD EXETER ROCKINGHAM	PAUL R GELINAS JR 14 OLD BAY RD NEW DURHAM, NH 03855 PHONE: 603-859-6501	RAFE H BLOOD 8 AMESBURY RD KENSINGTON, NH 03833 PHONE: 603-772-4937	07-SEP-89	10-FEB-89	CONSTR

Water Supply

What size is the existing water service?

Will the owners of units 2-4 have access to the well controls that appear to be in the primary residence? Confirm what is required by building code.  
Has a pump test been done to confirm there is sufficient capacity for the additional units?  
Has water quality testing been conducted to determine if treatment is needed?  
When was the well installed? How deep is the casing? The current well is located within a wetland and may be subject to groundwater intrusion and contamination if not properly constructed.  
Has an alternate well location been identified?

Site Layout  
The area behind the parking stalls is too narrow. A minimum of 22 feet is typical for perpendicular parking.  
How will trash and recycling be handled?  
Contact NHDOT to see if a driveway permit is required for the change in use.  
Was a Phase 1A environmental study done for the former dry cleaners?

Jennifer Mates, P.E.  
Assistant Town Engineer  
Public Works Department  
13 Newfields Road  
Exeter, NH 03833  
(603) 418-6431  
jmates@exeternh.gov

Like us on Facebook!

On Wed, Sep 29, 2021 at 12:44 PM Barbara McEvoy <bmcevoy@exeternh.gov> wrote:

Good afternoon everyone ~

Attached please find an application, plans, and supporting documents, dated 9/8/21, for the proposed conversion of the existing residence and accessory structure (barn) on the property at 50 Newfields Road into four (4) residential condominium units. The subject property is located in the RU-Rural zoning district and is identified as Tax Map Parcel #35-90.

The Applicant obtained a special exception approval from the Zoning Board of Adjustment, at its August 17<sup>th</sup>, 2021 meeting for the proposed conversion. A copy of the decision letter and minutes from that meeting are also attached for your review.

There is no Technical Review Committee (TRC) meeting scheduled for this application. Please review materials and provide any comments and/or concerns to our office at your earliest convenience.

The Applicant is scheduled to present their plans to the Planning Board at the October 14<sup>th</sup>, 2021 meeting.

Any questions, please give us a call. Thanks!

Have a great day!

😊 ~~~barb

**Barbara S. McEvoy**  
Deputy Code Enforcement Officer  
Town of Exeter  
10 Front Street, Exeter, NH 03833  
Phone: (603) 773-6173  
FAX: (603) 772-4709



Barbara Mcevoy <bmcevoy@exeternh.gov>

**Fwd: TRC REview - 50 Newfields Road - PB Case #21-10**

1 message

**Barbara McEvoy** <bmcevoy@exeternh.gov>  
To: Barry Gier <bgier@jonesandbeach.com>

Wed, Sep 29, 2021 at 2:46 PM

Good afternoon Barry ~  
Please see the comment from the Ass't. Fire Chief Justin Pizon in the e-mail below. Please share with your client and follow up directly with the Fire Department. thanks!  
Have a great day !  
😊~~barb

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

From: **Justin Pizon** <jpizon@exeternh.gov>  
Date: Wed, Sep 29, 2021 at 1:30 PM  
Subject: Re: TRC REview - 50 Newfields Road - PB Case #21-10  
To: Barbara McEvoy <bmcevoy@exeternh.gov>  
Cc: Dave Sharples <dsharples@exeternh.gov>, Doug Eastman <deastman@exeternh.gov>, Jason Fritz <jfritz@exeternh.gov>, Jennifer Mates <jmates@exeternh.gov>, Kathleen Croteau <kcroteau@exeternh.gov>, Kristen Murphy <kmurphy@exeternh.gov>, Stephan Poulin <spoulin@exeternh.gov>

Thanks, Barb.

These condominiums will be considered a new "apartment building", and all applicable fire and life safety codes will need to be followed (2015 NFPA 101-3.3.36.3 Apartment Building defined; A building or portion thereof containing 3 or more dwelling units with independent cooking and bathroom facilities). 2015 NFPA 101 Chapter 30 is where they will need to start. We would like to see a set of PE stamped building plans as soon as possible to ensure there are no surprises for the applicant down the road.

Thanks,  
Justin

On Wed, Sep 29, 2021 at 12:44 PM Barbara McEvoy <bmcevoy@exeternh.gov> wrote:

Good afternoon everyone ~  
Attached please find an application, plans, and supporting documents, dated 9/8/21, for the proposed conversion of the existing residence and accessory structure (barn) on the property at 50 Newfields Road into four (4) residential condominium units. The subject property is located in the RU-Rural zoning district and is identified as Tax Map Parcel #35-90.

The Applicant obtained a special exception approval from the Zoning Board of Adjustment, at its August 17<sup>th</sup>, 2021 meeting for the proposed conversion. A copy of the decision letter and minutes from that meeting are also attached for your review.

There is no Technical Review Committee (TRC) meeting scheduled for this application. Please review materials and provide any comments and/or concerns to our office at your earliest convenience.

The Applicant is scheduled to present their plans to the Planning Board at the October 14th, 2021 meeting.

Any questions, please give us a call. Thanks!  
Have a great day !  
😊~~barb

Please see additional  
plan attachments under  
“Supporting Documents”  
posted for this meeting



# TOWN OF EXETER

## *Planning and Building Department*

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

[www.exeternh.gov](http://www.exeternh.gov)

---

**Date:** October 22, 2021  
**To:** Planning Board  
**From:** Dave Sharples, Town Planner  
**Re:** PSNH – Eversource Energy PB Case #21-11

The Applicant is seeking approval of a Wetlands Conditional Use Permit and a Shoreland Conditional Use Permit for the replacement of three (3) existing transmission line structures within an existing ROW corridor located between NH Route 101 west bound and Epping Road (NH Route 27). The subject properties are located in the RU-Rural and R-1, Low Density Residential zoning districts and are identified as Tax Map Parcels #29-1, #29-2, #29-31 and #29-32. PB Case #21-11.

The Applicant submitted plans and supporting documents, dated September 8, 2021, which are enclosed for your review.

The Applicant appeared before the Conservation Commission at their October 12<sup>th</sup>, 2021 meeting and presented their proposal. The Commission had no objection to either of the applications. A copy of the meeting minutes and a memo from CC Chairman Andrew Koff, dated 10/13/21, are enclosed for your review.

No TRC meeting was held on the application but it was sent to staff to see if they had any comments. As of the writing of this memo, we have not received any feedback but I will update the board at the meeting.

There are no waivers being requested for this application.

I will be prepared with suggested conditions of approval, if any, at the meeting in the event the board decides to take action on the request.

### **Planning Board Motion:**

**Conditional Use Permit (Wetlands) Motion:** After reviewing the criteria for a Wetlands Conditional Use permit, I move that the request of PSNH-Eversource Energy (PB Case #21-11) for a Conditional Use Permit be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

**Conditional Use Permit (Shoreland) Motion:** After reviewing the criteria for a Shoreland Conditional Use permit, I move that the request of PSNH-Eversource Energy (PB Case #21-11) for a Conditional Use Permit be APPROVED / APPROVED WITH THE FOLLOWING CONDITIONS / TABLED / DENIED.

Thank You.

Enclosures



**TOWN OF EXETER  
CONSERVATION COMMISSION MEMORANDUM**

---

Date: October 13, 2021  
To: Planning Board  
From: Andrew Koff, Chair, Exeter Conservation Commission  
Subject: Eversource Pole Replacement

**Project Information:**

Project Location: NH 101/Epping Road, Exeter, NH  
Map/Lot: Tax Map 29, Lots 1 and 2, and Tax Map 29, Lots 32 and 32  
CC Review Date: October 12, 2021  
PB CASE: #21-11

Following review of the submitted materials and presented information, the Exeter Conservation Commission voted that they have no objection to the wetland and shoreland conditional use permits for the above referenced project.



---

Andrew Koff  
Chair, Exeter Conservation Commission

cc: Kris Wilkes, VHB.

Exeter Conservation Commission  
October 12, 2021  
Nowack Room  
Draft Minutes

**Call to Order**

1. Introduction of Members Present (by Roll Call)

Present at tonight's meeting were by roll call, Chair Andrew Koff, Vice-Chair Trevor Mattera, Nick Campion, Julie Gilman Select Board Liaison, Conor Madison, Bill Campbell, Alternate, Donald Clement, (@7:38 PM), and Dave Sharples, Town Planner.

Absent: David Short, Alyson Eberhardt, Kristen Osterwood and Alternate Thomas Patterson

Mr. Mattera called the meeting to order at 7:00 PM.

2. Public Comment (7:00 PM)

Mr. Koff asked if there were any members of the public who wanted to speak to an item not on the agenda and being none closed public comment.

**Action Items**

1. Wetland and Shoreland Conditional Use Permit applications for 6,090 SF of temporary wetland buffer impact and 10,714 SF of temporary shoreland buffer impact associated with utility maintenance pole replacement on the existing H141 Eversource transmission line (Tax Map 29, Lots 1 and 2, and Tax Map 29, Lots 32 and 32). Direct wetland impacts have been addressed through the State's statutory permit by notification process for utility maintenance. Agent Kristopher Wilkes, VHB

Mr. Koff read out loud the Public Hearing Notice and noted that Alternate Bill Campbell will be voting in place of Connor Madison on this application, as Mr. Madison has recused himself.

Kristopher Wilkes of VHB presented the application on behalf of Eversource. The project is expected to begin in November and run through the winter months of December and January and wrap up in February. The work described was H141 115kv transmission ROW A126 line which is not structural. There are three structure replacements located between Route 101 West, Epping Road NH Route 27. There is a floodplain wetland associated with Little River. A copy of the plan was provided. There are two wood poles being replaced with weathered steel within 10' of the existing footprint with the exception of #171. Another pole north of the wetland floodplain is being repositioned to the small uplands closer to Epping Road 120' from the existing structure. There will be erosion control, staging and timber matting. There will be a 100'x100' work pad with staging. Work and traffic control will be coordinated with DOT. #176 and #175 will be accessed off Epping Road using an existing older access road. Poles will be cut off at the surface and pole butts left in the ground. These will require a

100'x100' work pad. There will be 7,415 SF of direct temporary wetland impact resulting from #176 and 714 SF of temporary impact within the 300' buffer. There will be 6,090 SF of temporary impact to the buffer in W31 and W32. There will be 10,000 SF of temporary impact in the shoreland protection district of Little River. There is direct wetland application with DES which the Conservation Commission is not involved with. There is direct temporary impact permitting by notification for utility maintenance. The Natural Heritage Bureau and Fish and Game are involved. Concerns for identified species are turtles and the black racer but no rare plant species were identified. There would be a preconstruction meeting and training protocol with contractors to identify and report.

Mr. Campbell asked if the height of the replacement poles would be the same and Mr. Wilkes answered that the height would be increased 5' to 20' noting that one area must cross the DOT ROW at Route 101 and be high enough to cross safely.

Mr. Koff asked about an invasive species management plan and Mr. Wilkes noted the Purple Loose Strife and Glossy Buckthorn were identified and the measures to control spread by cleaning off and inspection equipment prior to transport. Working in the winter helps as it is past flowering season and there will likely be snow on the ground.

Mr. Koff reviewed with Mr. Wilkes the eight criteria for review of the application:

It is permitted in the zoning district – yes.

No alternative design that is less detrimental. Getting the structure outside of the wetland is beneficial. The applicant cannot avoid the location of the existing structures. Access impacts are being minimized by coming in off Route 101.

Evaluation of functions and values. Not detrimental to wetlands or the greater hydrological function. Mr. Wilkes discussed sediment and nutrient removal and flood capacity and does not anticipate any negative effect to the functions and values. The impacts are temporary, and work will be during a short duration in the winter with best management practices concerning erosion control and use of timber matting.

Mr. Mattera asked if it was realistic that the work in Exeter would start in November with other communities: Brentwood, Sandown, Fremont and Stratham involved as well, and Mr. Wilkes noted it was possible that Exeter may not begin in November.

Mr. Koff noted the applicant addressed design, construction and maintenance which will have minimal detrimental impacts.

Mr. Koff noted there would be very little ground disturbance during the short winter duration that would result in the project be hazardous to the individual public health, safety, welfare or direct loss of wetlands or contamination of groundwater or other reasons.

Mr. Campbell noted that DES approves restoration and asked if the Commission weighed in on that approval. Mr. Wilkes noted there is a consultant making weekly inspections during construction to be sure it is being done, writing a report with photos. At the end of the project the consultant meets with the contractor as they are removing mats, grading, and to make sure that seeding and straw are not needed for the spring.

Mr. Koff noted #6 was not applicable as they are not increasing buffers outside the site.

Mr. Koff noted the applicant will restore the property within the buffer.

Mr. Koff reviewed the other required permits for condition #8.

Mr. Koff opened the hearing to the public at 7:36 PM and being none closed the hearing to the public for deliberations.

**MOTION:** Mr. Koff motioned after reviewing the application that the Conservation Commission has no objection to the approval of the conditional use permit for Eversource, Tax Map 29, Lot 32 as presented. Mr. Campbell seconded the motion. A vote was taken, Mr. Madison abstained, the motion passed 5-0-1.

Alternate Mr. Clement arrived at the meeting and was activated as a voting member by the Chair.

**Mr. Koff reviewed the criteria for the Shoreland Conditional Use Permit:**

1. Not detrimental to storm water or ground water quality. Structure entirely upland. There will be a silt sock on the edge of the workspace downslope of the wetland area with no direct impacts there.

Mr. Koff asked if the shoreland buffer were 150' and Mr. Wilkes noted it was 300.' 100' from the wetland edge. There will be no additional clearing or widening of access. Relocation of #176 is a benefit taking the impact out of the wetland and future maintenance as well.

2. No discharge of wastewater, not disposal of hazardous or toxic waste. Mr. Wilkes reviewed procedures for fueling, spill kits and not leaving equipment overnight.

3. Undue damage to spawning or wildlife habitat. #177 and #176 have no impact. There will be no damage to spawning or habitat loss. They are working with the NH Heritage Bureau & Fish and Game. Work will be done in the winter months so that there will be no impacts.

Mr. Koff noted he believed Article 9.3.4 of the regulations has been met. Design is consistent with the intent of the property set forth in the shoreland district which allows for maintenance of existing structures.

**MOTION:** Mr. Koff motioned after reviewing the application that the Conservation Commission has no objection to the shoreland conditional use permit for Eversource for Tax Map 29, Lot 32 as presented.

Mr. Mattera seconded the motion. A vote was taken, with Mr. Madison abstaining, the motion passed 6-0-1.

Mr. Koff noted he will follow-up with a memo to the Planning Board later in the week.

2. Standard Dredge and Fill Application for prime wetland impacts resulting from the prime wetland restoration at 32 Charter Street (Map 82, Lot 36). Wetland buffer impacts related to the construction of a private drive and associated utilities/drainage treatment structures to serve 11 proposed townhouse condominium dwelling units onsite were previously addressed through the conditional use permit process. Agent: Brendan Walden, GES Inc.

Mr. Koff read out loud the Public Hearing Notice.

Jim Gove of Gove Environmental Services presented the application on behalf of the applicant. Mr. Gove noted this is their fourth meeting and the project has previously been discussed. The CUP application was presented on July 15, 2021. A planting and restoration plan was forwarded along with the plan for removing invasive species. Debris had been previously dumped in the prime wetland and will be removed. The building project itself is in the uplands outside of the buffer with minor temporary impacts. Mr. Gove noted they will work outside the frost to avoid rutting and try to remove debris by reaching over and lifting it out rather than bringing equipment in. A wetland seed mix would be used for restoration.

Mr. Koff asked about the timeline for the work and Mr. Gove noted that while it would be the best time to go in now, they have to wait for DES approvals and could start once they are received which may not be until the end of December while there is some possibility it will be approved sooner. Work outside the buffer may begin sooner but they prefer to have as little soil disturbance as possible. He noted he would like to see the remnants of the old house removed before work commences because the access area is very narrow otherwise.

Mr. Mattera noted it was nice to see the junk being taken out of there.

The Commission discussed conditions: invasive species control, density for planting any trees and shrubs, planting success and restoration. Mr. Gove noted there would be no shrubs in the prime wetland area only a wetland seed mix.

Mr. Clement noted he had concerns with protecting the area in the future such as nitrogen and salt and recommended placing a sign so that residents would be aware of the prime wetland and its need for protection and value.

Mr. Koff noted some impervious surface in the buffer would also be coming out.

Mr. Koff opened the hearing to the public for comments and questions and being none closed the hearing to the public for deliberations.



September 21, 2021

Ref: 52796.00

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

Re: Town of Exeter Conditional Use Permit Applications: Wetlands Conservation Overlay District & Shoreland Protection District  
H141 Transmission Line - Structure Replacements, Exeter, NH

Dear Mr. Sharples,

On behalf of Public Service Company of New Hampshire (PSNH) d/b/a Eversource Energy, VHB is submitting these Conditional Use Permit Applications to the Town of Exeter Planning Board for proposed utility maintenance along the existing H141, 115-kV transmission line right-of-way (ROW) in Exeter. The Conditional Use Permit Applications are being submitted in accordance with *Article 9* of the Town's Zoning Ordinance. Conditional Use Permits are required for the proposed maintenance work to allow for temporary impacts to wetlands and their respective buffers protected under the Wetlands Conservation Overlay District (*Article 9.1.3*), and to allow for temporary impacts within the shoreland of the Little River protected under the Shoreland Protection District (*Article 9.3.3*). A Utility Maintenance Activity Statutory Permit-by-Notification for the proposed project will be submitted to the New Hampshire Department of Environmental Services (NHDES) to cover temporary wetland impacts at the state level. Upon submittal of these applications, VHB and PSNH intends on attending the Exeter Conservation Commission meeting on October 12, 2021 followed by a hearing date with the Planning Board on October 28, 2021.

**Project Description**

PSNH intends to replace three existing 115-kV transmission structures (Structures 175, 176 & 177) along the H141 transmission line within an existing ROW corridor located between Route 101 west bound and Epping Road (NH Route 27). The proposed work is part of PSNH's on-going maintenance program conducted to ensure reliable electric service for their customers. During periodic field inspections by PSNH engineering and construction personnel, the condition of existing electric transmission line structures is reviewed and wood pole structures which are exhibiting deficiencies such as internal rot, leaning, and/or woodpecker damage are identified for replacement. The PSNH 115-kV transmission system is an integral part of the regional power system delivering electricity to customers throughout New England. It is critical that the 115-kV system remain operational without interruption from preventable outages.

The existing electric transmission line structures proposed for replacement consist of a two-pole wood H-frame configuration and will be replaced with two-pole weathered steel H-frame structures to meet current industry standards. Additionally, associated guy support wires and anchors will be replaced. The replacement structures will be installed 10 feet back or forward on-line from their existing locations with

2 Bedford Farms Drive  
Suite 200  
Bedford, New Hampshire 03110  
P 603.391.3900  
F 603.518.7495

Engineers | Scientists | Planners | Designers



the exception of Structure 176 which will be replaced 200 feet back on-line from its existing location closer to Epping Road. The proposed 200-foot shift for Structure 176 is seen as beneficial as it will result in the elimination of the structure from within the limits of a large existing emergent floodplain wetland associated with the Little River. Additionally, pole heights will increase between 5 and 20 feet to meet current engineering standards and clearance requirements. Lastly, associated guy support wires and anchors will be replaced. Contingent upon permit approvals, work is proposed to commence in November 2021. Refer to **Figure 1**, Project Permitting Plans, for more information.

#### Proposed Access and Construction Methods

The proposed work will occur within the limits of the existing cleared and continuously maintained transmission line ROW and no additional widening/clearing of the ROW is proposed. Work crews intend to access Structures 175 and 176 directly off of Epping Road, while crews intend to access Structure 177 directly off of Route 101 west bound (pending permission from NHDOT). Work crews plan to follow existing established access trails within the ROW, where present, to complete the proposed work. Some road improvement work (re-grading and resurfacing) may be necessary along existing upland portions of ROW access trails to provide a safe and stable surface for construction equipment travel.

Timber matting will be used at wetland crossings to minimize soil disturbance and avoid rutting. Ground disturbance and grading will be kept to a minimum during the structure replacements and will be generally limited to an approximate 100-foot by 100-foot construction work pad centered on each replacement structure located in uplands. Timber mats will be used to create a stable construction work pad around structures located in or directly adjacent to wetlands. Once access and work pads are established, the new steel pole H-frame structures will be installed either through direct embedment or constructed on a caisson foundation. Traditional auguring and installation procedures will be used. Traditional de-watering BMPs (pump to filter bag within temporary straw bale basin in upland) will be implemented during pole installation in saturated areas as needed. No poles are proposed to be installed within the bed and/or banks of any surface water. Additionally, no poles are proposed to be installed within any areas identified as vernal pools. Wood poles associated with the old structures to be replaced will be fully removed from upland areas or cut just above the ground surface and left in place in wetlands to minimize further disturbance.

Prior to accessing the ROW with construction equipment, crews will install erosion and sediment control barriers in accordance with permitting plans and details, New Hampshire Department of Environmental Services (NHDES) conditions, and 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). Selected best management practices (BMPs) may include silt sock, silt fence, wood chip/compost berms/tubes and/or other approved BMPs. During project construction, control of the spread of invasive species that are currently found within the ROW will also be managed in accordance with NHDES permit conditions and the Utility BMP Manual.



### Proposed Post-Construction Restoration

As soon as possible after the completion of the structure replacement work, timber matting and all 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 timber mats are pulled and structural work is completed. Restoration of disturbed soils within upland areas surrounding newly installed structures will consist of the application of seed and straw mulch. Coconut fiber erosion control blankets in conjunction with seed will be used to stabilize any slopes greater than 3:1. Minimal restoration is anticipated within wetland areas due to the temporary nature of the impacts and the time of the year that the work is proposed (outside the growing season). Natural re-colonization/re-bound of wetland vegetation within the project ROW is anticipated once timber mats are removed. VHB will visit the project ROW post-construction to assess conditions, provide guidance to work crews on restoration, and to determine whether or not additional promotion of vegetation (seeding) is required. If required, NHDES approved wetland and upland seed mixes will be placed on affected areas to further promote re-growth. Refer to the Project Plans attached for the location of existing wetlands and surface waters and utility structures, proposed accessways, construction work pads, and timber matting.

### Wetlands Conservation Overlay District Impacts

Portions of the proposed project are located within the Town of Exeter Wetlands Conservation Overlay District as outlined in *Article 9.1.3* of the Town's Zoning Ordinance. Temporary impacts related to access and work pad staging will occur directly within wetlands with poorly drained soils and their respective 40-foot Limited Use Buffers. Additionally, direct temporary impacts are proposed within a designated prime wetland. No impacts are proposed to occur within vernal pools, exemplary wetlands, wetlands with very poorly drained soils, inland streams, or the respective buffers of these resources.

Wetlands along the segment of the H141 ROW subject to the proposed work were previously delineated by others in support of a previous PSNH project along this corridor. During summer 2021, VHB Wetland Scientists reviewed and confirmed previously delineated wetland areas and extended/adjusted boundaries as needed based on site observations. The wetland review and additional delineations were performed in accordance with the *1987 Corps of Engineers Wetland Delineation Manual* and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0* (January 2012), the *2018 National Wetland Plant List* published by the U.S. Army Corps of Engineers, the *Field Indicators of Hydric Soils in the United States, Version 8.2* published by the Natural Resources Conservation Service ("NRCS"), and the *Field Indicators for Identifying Hydric Soils in New England, Version 4.0* published by the New England Interstate Water Pollution Control Commission. Wetland classifications follow the *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et al., 1979, revised 1985.) Functions and values were assessed using the *Corps Highway Methodology Workbook Supplement* (USACE, 1999).

Wetlands delineated along the A126/H141 Line ROW subject to the proposed work are not considered rare or unusual and were found to exhibit common plant species typically observed within emergent and scrub-shrub wetlands found within continually maintained electric transmission ROWs in New Hampshire.





### ***Existing Wetlands & Impacts***

Two wetlands with NRCS mapped poorly drained soils, identified as W31 and W32, and their associated 40-foot buffers are located within the project ROW and will be temporarily impacted during the proposed replacement of Structure 176. Wetlands W31 and W32 exist within the project ROW between Route 101 west bound and Epping Road (NH Route 27). Additionally, a designated prime wetland, identified as W33 is located within the project ROW immediately east of Epping Road and will be temporarily impacted by the proposed replacement of Structure 175.

### **Wetlands W31 & W32**

Wetland W31 is part of an expansive floodplain wetland complex associated with the Little River which flows from west to east through the project ROW. Wetland W31 within the project ROW is classified as a combination of Palustrine, Scrub-Shrub, Broad-Leaved Deciduous, Seasonally Flooded/Saturated (PSS1E) and Palustrine, Emergent, Persistent, Semi-Permanently Flooded (PEM1F) cover types. Wetland W31 within the project ROW exhibits variable water levels throughout the year and frequent inundation within its interior.

Wetland W32 is located to the north and east of Wetland W31 and directly abuts Epping Road. Wetland W32 is classified as PSS1E. Although separated from Wetland W31 within the project ROW by an upland area containing an existing access road, Wetland W32 continues south and east beyond the limits of the project ROW and drains to the same large wetland complex that Wetland W31 is a part of.

Common wetland vegetation observed within Wetlands W31 and W32 includes cattail (*Typha* spp.), white meadowsweet (*Spiraea alba*), dark green bulrush (*Scirpus atrovirens*), rough-stemmed goldenrod (*Solidago rugosa*), narrow-leaved goldenrod (*Euthamia graminifolia*), jewelweed (*Impatiens capensis*), tearthumb (*Persicaria sagittata*), sensitive fern (*Onoclea sensibilis*), horsetail (*Equisetum palustre*), nodding smartweed (*Persicaria lapathifolia*), red maple saplings (*Acer rubrum*), speckled alder (*Alnus incana*), and various sedges (*Carex* spp.). Finally, a number of invasive plant species are also present including purple loosestrife (*Lythrum salicaria*) and glossy buckthorn (*Frangula alnus*). Evidence of wetland hydrology observed during field work included soil saturation, surface water, geomorphic position, drainage patterns, and inundation/saturation visible on aerial imagery. Soils sampled along the wetland periphery meet Hydric Soil Indicator F3: Depleted Matrix.

***Approximately 7,415 square feet of direct temporary wetland impact is proposed within Wetland W31 as a result of the placement of timber matting required to access and stage equipment during the replacement of Structure 176. Additionally, 6,090 square feet of temporary impact is proposed within the associated combined 40 foot buffer of Wetlands W31 and W32. No direct temporary impacts are proposed within the delineated boundary of Wetland W32.*** The use of an established upland access road within the 40 foot buffer zone of Wetlands W31 and W32 was not calculated as impact since this is an existing trail within the project ROW.

### **Prime Wetland W33**

Wetland W33 delineated within the project ROW is classified as a combination of PEM1E and PSS1E cover types and is located directly north (downslope) of Epping Road. Wetland W33 is part of an expansive mapped designated prime wetland that extends well beyond the eastern and western limits of the existing



cleared project ROW. Wetland W33 also intersects FEMA mapped 100-year floodplain. Wetland vegetation, soils and hydrology closely resemble observations made in adjacent Wetlands W31 and W32.

***Direct temporary wetland impacts (9,638 square feet) within Wetland W33 are proposed as a result of the placement of an approximate 100'x100' timber mat work pad surrounding Structure 175 which is required to stage equipment and crews during the structure's replacement.***

#### **Article 9.1.6(B) Conditional Uses - Conditions**

In accordance with the requirements for a Conditional Use Permit, the construction and maintenance of powerlines in the Wetlands Conservation Overlay District is an allowable use if the conditions found in *Article 9.1.6(B)* are met. Evidence that the proposed project meets these conditions is provided below.

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

The proposed project is located within zoning district R-1 (Low Density Residential). The existing H141 transmission line ROW has been a permitted use within the current zoning district since the district was established. All project work will be confined within the limits of the existing established ROW with no clearing or widening proposed. The project involves routine maintenance work to an existing transmission line and associated structures that is conducted periodically by PSNH. Since the project aims to improve the reliability of the existing electric transmission system and prevent outages, the project is essential to the productive use of the land within the existing zoning district.

#### **2. That the use for which the permit is sought cannot feasibly be carried out on a portion or portions of the lot which are outside the Wetlands Conservation Overlay District.**

The H141 transmission line ROW was established prior to the designation of the Wetlands Conservation Overlay District, and due to the linear nature of the ROW, crosses the Wetlands Conservation Overlay District in numerous locations throughout the Town of Exeter. Access to the ROW is primarily obtained from intersecting public roadways, and currently established and/or former access trails are typically utilized by work crews to reach the existing electric transmission line infrastructure. Often utilization of existing and/or former ROW trails reduce the need for creation of additional disturbance (road/trail building) within the Wetlands Conservation Overlay District underneath the ROW.

Project impacts to wetlands and their associated buffers were minimized to the maximum extent practicable during the project planning stage. This included modifications to ROW access, the positioning of the replacement structures, and the size, location and orientation of structure work pads where possible. For example, the Project Applicant is pursuing permission from NHDOT to access Structure 177 from Route 101 west bound which will avoid crews from having to travel a significant distance across Wetland W31 and the Little River from Epping Road which would result in increased timber matting and resultant temporary wetland and buffer impacts. Additionally, the structure work pad associated with the removal of existing Structure 176 has been reduced in size from the standard 100'x100' footprint to a 50'x50' footprint resulting in reduced temporary wetland impacts to Wetland W31. Lastly and perhaps most significant, Structure 176 will be relocated from its



current position within the interior of Wetland W31 and the associated floodplain to an upland area outside of the wetland and floodplain closer to Epping Road. This eliminates the existing impact within Wetland W31 and avoids future temporary impacts which would result from the periodic maintenance of the structure within the wetland. Due to the location of Structure 175 and the expansiveness of the associated Wetland W33 (encompassing the entire ROW), temporary wetland impacts resulting from its replacement cannot be avoided. However, temporary impacts are proposed along the edge of the wetland closest to Epping Road and not within the wetland interior.

- 3. The proposed impact has been evaluated in the context of the relative "value" of the wetland, including its ecological sensitivity, as well as its function within the greater hydrologic system. To the extent feasible, the proposed impact is not detrimental to the value and function of the wetland(s).***

The location of Wetlands W31, W32 and W33 within a cleared ROW corridor, their connectivity to larger multi-cover type wetland complexes outside of the ROW, and the composition of the immediate surrounding landscape (rural/highway commercial/residential) largely dictates wetland functions and values.

All three wetlands are made up of dense scrub-shrub and emergent vegetation which contributes to their capacity to perform water quality and hydrologic functions such as sediment/toxicant/pathogen retention and nutrient removal. Potential sources of pollutants are present from abutting land uses such as residential homes, agricultural fields, and roadways. Their vegetative composition and position within a linear corridor also contribute to their function to provide wildlife habitat, especially to various bird species. Additionally, their hydrological regime (frequent inundation) may provide suitable turtle and snake habitat. Lastly, based on the size and landscape position of these wetlands, and their proximity to the built environment and connectivity to the Little River, they also function to retain floodwaters from sources higher in the watershed and likely contribute to groundwater recharge.

The proposed maintenance work will not negatively affect the identified functions and values of these wetlands as project impacts are temporary in nature and over a short duration and will not prevent the impacted wetlands from effectively providing these functions and values following project completion and ROW restoration.

- 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 and that 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.***

The proposed project involves maintenance of an existing transmission line asset which is necessary to maintain an operational electric circuit. Therefore, there are no project alternatives. However, wetland impacts were minimized to the maximum extent practicable based on field assessments focused on access, construction staging (work pads), and the location of wetlands completed by project engineers, construction personnel, and VHB.



As outlined in Question 2, several strategies have been implemented to minimize/avoid impacts. This includes accessing Structure 177 from Route 101 west bound (instead of from Epping Road), reducing the size of the work pad required to remove existing Structure 176, and relocating Structure 176 from within the interior of Wetland W31 and the associated floodplain to an upland area outside of the wetland and floodplain closer to Epping Road. Due to the location of Structure 175 and the expansiveness of the associated Wetland W33 (encompassing the entire ROW), temporary wetland impacts resulting from its replacement cannot be avoided. However, temporary impacts are proposed along the edge of the wetland closest to Epping Road and not within the wetland interior.

Lastly, work crews will conduct all work in accordance with the Utility BMP Manual which includes the deployment of timber matting and erosion and sediment control barriers which are designed to reduce ground disturbance, eliminate rutting, and prevent erosion and sedimentation within sensitive resources including wetlands and surface waters.

**5. *In cases where the proposed use is temporary or where construction activity disturbs areas adjacent to the immediate use, that the landowner agrees to restore the site as nearly as possible to its original grade and condition following construction.***

As soon as possible after the completion of structural replacement work, timber matting and all 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 timber mats are pulled and structural work is completed. No grading is proposed within wetland areas. Grading within upland areas associated with access or work pads during project construction, if necessary to create a safe and stable work area, will be restored upon project completion to reduce the lasting overall footprint that was required for construction and to limit environmental risk while retaining access and workable platforms for future maintenance needs.

Restoration of disturbed soils within upland areas surrounding newly installed structures will be stabilized with seed and straw mulch. Coconut fiber erosion control blankets in conjunction with seed will be used to stabilize any slopes greater than 3:1. Minimal restoration is anticipated within wetland areas due to the temporary nature of the impacts and the time of the year that the work is proposed (outside the growing season). Natural re-colonization/re-bound of wetland vegetation within the project ROW is anticipated once timber mats are removed. VHB will visit the project ROW post-construction to assess conditions, provide guidance to work crews on restoration, and to determine whether or not additional promotion of vegetation (seeding) is required. If required, NHDES approved wetland and upland seed mixes will be placed on affected areas to further promote re-growth.

**6. *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.***

Proposed structure replacements are part of an ongoing effort by PSNH to refurbish outdated and deficient existing overhead electric transmission infrastructure in the region. Structural and line deficiencies represent a significant reliability risk in terms of line failures and service interruptions to customers. The project will improve the health, safety and well-being of the general public by



enhancing the reliability and operational performance of the existing 115-kV transmission system by reducing the risk of line failures and in turn reducing the potential for outages experienced by customers.

The proposed project only involves temporary impacts to wetlands and their respective buffers. The project will not result in any permanent alterations to existing land use and/or landscape composition that could pose a risk to wetlands, groundwater, or other natural resources. Proposed timber matting is not expected to adversely impact the capacity of subject wetlands to perform water quantity and/or quality functions. Additionally, matting will not have a negative influence on the quantity or quality of surface water within these wetlands but will be beneficial by reducing the potential for increased erosion and sediment movement during the construction period. Mats will be monitored daily by the Contractor to ensure they remain clean and free of sediment, so they do not pose a risk of discharge into neighboring wetland and/or streams. No impacts to inland streams or the Little River are proposed as part of the structure replacement work. Lastly, in addition to matting, appropriate perimeter erosion controls will be installed prior to the start of construction and maintained throughout the duration of the project to reduce the risk of sedimentation into adjacent wetlands and the Little River.

The project will also eliminate current impacts within Wetland W32 and the associated floodplain of the Little River associated with footprint of existing Structure 176 by removing the structure from the wetland and floodplain and replacing it within an upland area approximately 200 feet to the north closer to Epping Road.

**7. 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.**

In accordance with RSA 482-A:3, XV, routine utility maintenance work is exempt from the standard wetland permitting process; however, since the proposed project will result in temporary impacts to wetlands, a Utility Maintenance Activity Statutory Permit-by-Notification will be submitted to NHDES as required to cover environmental permitting at the state level. The project also complies with the provisions of a Self-Verification Project under the US Army Corps of Engineers NH General Permit #6: Utility Line Activities, since it involves "The construction, maintenance, relocation, repair, & removal of utility lines" outlined under GP #6(a), and only involves temporary impacts from the placement of timber mats. No permits are required from the NHDES Water Supply and Pollution Control Division.



### Shoreland Protection District Impacts

Portions of the proposed project will take place within the Town of Exeter Shoreland Protection District as outlined in *Article 9.3.3* of the Town's Zoning Ordinance. Temporary impacts related to access and work pad staging associated with the replacement of Structure 177 and the installation of new Structure 176 located along the H141 transmission line located between Route 101 west bound and Epping Road will occur within the 300 foot buffer of the Little River and the associated contiguous wetland. No direct impacts to the banks or bed of the Little River, or any other inland streams are proposed.

#### **Little River**

The upper reaches of the Little River flows across the project ROW between Route 101 west bound (located to the south) and Epping Road (located to the north). The Little River is approximately 7.2 miles in length and originates from a large wetland complex associated with the Deer Hill Wildlife Management Area in the northeastern corner of Brentwood before flowing south and east eventually outletting into the Exeter River near Philips Exeter Academy.

The flow path of the Little River is meandering and somewhat less defined within its upper reaches as it flows through associated floodplain wetland within the project ROW before becoming more defined and distinctive of larger river system in New Hampshire as it moves south toward Colcord Pond and the Exeter. The Little River and associated floodplain wetland were previously delineated by others in support of a previous PSNH project along this corridor. During summer 2021, VHB Wetland Scientists reviewed and confirmed previously delineated areas and extended/adjusted boundaries as needed based on site observations. The Little River is classified as Riverine, Lower Perennial, Unconsolidated Bottom, Sand (R2UB3) where it intersects the project ROW. Delineated floodplain wetland (identified in the field as W31) surrounds the Little River within the project ROW and is classified as a combination of Palustrine, Scrub-Shrub, Broad-Leaved Deciduous, Seasonally Flooded/Saturated (PSS1E) and Palustrine, Emergent, Persistent, Semi-Permanently Flooded (PEM1F) cover types. Wetland W31 within the project ROW exhibits variable water levels throughout the year and frequent inundation within its interior.

Due to the location of existing Structures 177 & 176 (to be replaced within the limits of an existing established overhead electric utility ROW), impacts within the 300-foot shoreland buffer of the Little River are unavoidable. ***Replacement of Structure 177 will result in approximately 10,000 square feet of temporary impact within the 300 foot shoreland buffer of the Little River and the associated contiguous floodplain wetland (W31) due to the placement of the construction work pad surrounding the structure that is required to accommodate work crew and equipment staging during replacement. However, temporary disturbance associated with the work pad will be entirely located within uplands and will not encroach on the bed or banks of the Little River or the associated floodplain wetland.***

***Additionally, the installation of new Structure 176 will result in approximately 714 square feet of temporary impact within the 300 foot shoreland buffer of the Little River and associated contiguous floodplain wetland (W31) as a result of the placement of a portion of the construction work pad surrounding the structure installation site that is required to accommodate the work crew and equipment staging.*** The remaining portions of the work pad for new Structure 176 intersect areas subject



to the Town of Exeter's Wetland Conservation District and are addressed as part of the Wetlands CUP Application submitted concurrently with this Shoreland CUP Application.

**Article 9.3.4(G)(2) Conditional Uses - Conditions**

In accordance with the requirements for a Conditional Use Permit, the construction and maintenance of powerlines in the Shoreland Protection District is an allowable use if the conditions found in *Article 9.3.4(G)(2)* are met. Evidence that the proposed project meets these conditions is provided below.

***a. The proposed use will not detrimentally affect the surface water quality of the adjacent river or tributary, or otherwise result in unhealthy conditions.***

Replacement of Structures 177 and 176 along the H141 transmission line will occur within the limits of an existing cleared and continuously maintained ROW. Structure 177 will be replaced in-kind (within 10 feet of the existing location) and will not result in any permanent alterations to existing land use and/or landscape composition that could pose a risk to the surface water quality of the Little River or bordering floodplain wetland. The structure itself is located within an upland area immediately north of Route 101 west bound and none of the work will encroach on the bed or banks of the Little River or the limits of the associated floodplain wetland and its 40-foot buffer established under Exeter's Wetland Conservation District. No additional clearing or widening of the ROW is required to replace the structure.

The replacement of Structure 176 will result in the relocation of the structure from within the limits of floodplain wetland (W31) associated within the Little River to an upland area outside the wetland and floodplain closer to Epping Road. This relocation is seen as beneficial as it will entirely eliminate current impacts associated with the existing structure's footprint and will place the structure further away from the bed and banks of the Little River. New Structure 176 will be installed 200 feet to the north of the existing Structure 176. The structure relocation will not result in any permanent alterations to existing land use and/or landscape composition that could pose a risk to the surface water quality of the Little River or the bordering floodplain wetland.

Prior to the commencement of the structure replacement work, crews will install erosion and sediment control barriers in accordance with the Project Plans and NHDES guidance manuals. Selected perimeter erosion and sediment controls including silt fence or wood chip/compost berms/tubes will be installed between the work areas and the Little River and associated floodplain wetland in order to reduce the risk of sedimentation into these resources which could temporarily impact water quality. Perimeter erosion controls will be inspected and maintained throughout the construction period and will not be removed until the area surrounding Structures 177 and 176 are deemed permanently stable based on NHDES guidance. Some grading may be necessary immediately surrounding Structure 177 and 176 during construction to create a safe and stable work area, however the limits of grading will be confined to upland areas only within the limits of the structure work pads as shown on the attached Project Plans. These areas will be restored upon project completion to reduce the lasting overall footprint that was required for construction and to limit environmental risk while retaining access and workable platforms for future maintenance needs.



- b. The proposed use will discharge no waste water on site other than that normally discharged by domestic waste water disposal systems and will not involve on-site storage or disposal of hazardous or toxic wastes as herein defined.**

Not applicable.

- c. The proposed use will not result in undue damage to spawning grounds and other wildlife habitat.**

Replacement of Structures 177 and 176 will not result in any impacts to spawning grounds as no direct impacts to the banks or bed of the Little River are proposed.

The structure replacement work will be confined to an existing cleared and maintained segment of ROW that has been previously disturbed by fill and removal activities associated with the previous construction of the existing transmission lines and structures and ongoing utility maintenance activities. VHB has consulted with the NH Natural Heritage Bureau (NHB) and NH Fish and Game Department regarding the potential presence of state-listed rare plants or animals within the vicinity of the proposed project work. According to a NHB Datacheck Results Letter dated September 3, 2021, NHB issued no comment regarding the potential presence of rare plants or exemplary natural communities as no records exist within proximity to the project.

Records of several rare turtle and snake species were identified by NH Fish and Game on the NHB Datacheck Results Letter. VHB intends to work with Eversource to implement the typical protocols relative to avoidance and minimization of these species. This includes the use of wildlife friendly erosion controls, the scheduling of informative trainings with works crews in the field prior to the commencement of work to educate them on the protected status of these species, and immediate reporting if a turtle or snake is encountered. Additionally, frozen ground conditions and snow cover are expected to be present for some portion of the project work which is seen as beneficial in terms of avoiding/minimizing impacts to these species.

- d. The proposed use complies with the use regulations identified in Article 9.3.4 Exeter Shoreland Protection District Ordinance – Use Regulations and all other applicable sections of this article.**

The project complies with the use regulations identified in *Article 9.3.4* and fits into Conditional Use *Article 9.3.4(G)(1)(c)*, which identifies work along transmission lines and access ways as permissible with a Conditional Use Permit granted by the Planning Board.

- e. The design and construction of the proposed use will be consistent with the intent of the purposes set forth in Article 9.3.1 Exeter Shoreland Protection District Ordinance – Authority and Purpose.**

The project involves maintenance of existing electric transmission line infrastructure that currently exists within the Shoreland Protection District and does not represent new construction where typically the intent of the purposes set forth in *Article 9.3.1* would need to be addressed. With that







**Attachments:**

**Town of Exeter Conditional Use Application – Wetlands Conservation District Overlay**

Conditional Use Permit Application – 15 copies

Figure 1 – Project Permitting Plans – 15 copies bound separately

Representative Site Photographs – Wetlands CUP

**Town of Exeter Conditional Use Application – Shoreland Protection District**

Conditional Use Permit Application – 15 copies

Figure 1 – Project Permitting Plans – same as Figure 1 in Wetlands CUP (bound separately)

Representative Site Photographs – Shoreland CUP

Wetlands & Shoreland CUP Abutters List & Exeter Tax Maps (one copy bound separately)

Wetlands & Shoreland CUP Abutter Mailing Labels (3 copies bound separately)

# Town of Exeter



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

*March 2020*



**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)**  
 Public Service Company of New Hampshire (PSNH) d/b/a Eversource Energy is planning to conduct utility maintenance along their existing H141, 115-kV transmission line right-of-way (ROW) in Exeter. PSNH intends to replace three existing transmission line structures within the existing limits of the ROW corridor within the vicinity of Route 101 WB and Epping Road (NH Route 27). The proposed work is part of PSNH's on-going maintenance program conducted to ensure reliable electric service for their customers. The PSNH 115-kV transmission system is an integral part of the regional power system delivering electricity to customers throughout New England. It is critical that the 115-kV system remain operational without interruption from preventable outages. This Conditional Use Permit Application is being submitted in accordance with *Article 9* of the Town's Zoning Ordinance and is required for the proposed maintenance work to allow for temporary impacts to wetlands and their respective buffers protected under the Wetlands Conservation Overlay District (*Article 9.1.3*). Refer to the attached cover letter for additional details.

**Wetland Conservation Overlay District Impact (in square footage):**

Temporary Impact	Wetland:	(SQ FT.)	Buffer:	(SQ FT.)
	<input checked="" type="checkbox"/> Prime Wetlands	<u>9,638</u>	<input type="checkbox"/> Prime Wetlands	<u>0</u>
	<input type="checkbox"/> Exemplary Wetlands	_____	<input type="checkbox"/> Exemplary Wetlands	_____
	<input type="checkbox"/> Vernal Pools (>200SF)	_____	<input type="checkbox"/> Vernal Pools (>200SF)	_____
	<input checked="" type="checkbox"/> VPD	<u>7,415</u>	<input checked="" type="checkbox"/> VPD	<u>6,090</u>
	<input type="checkbox"/> PD	_____	<input type="checkbox"/> PD	_____
	<input type="checkbox"/> Inland Stream	_____	<input type="checkbox"/> Inland Stream	_____
<b>Permanent Impact</b>	<b>Wetland:</b>		<b>Buffer:</b>	
	<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:

N/A

Describe how the proposal meets conditions in **Article 9.1.6.B** of the Zoning Ordinance (attached for reference):

Refer to the attached cover letter.

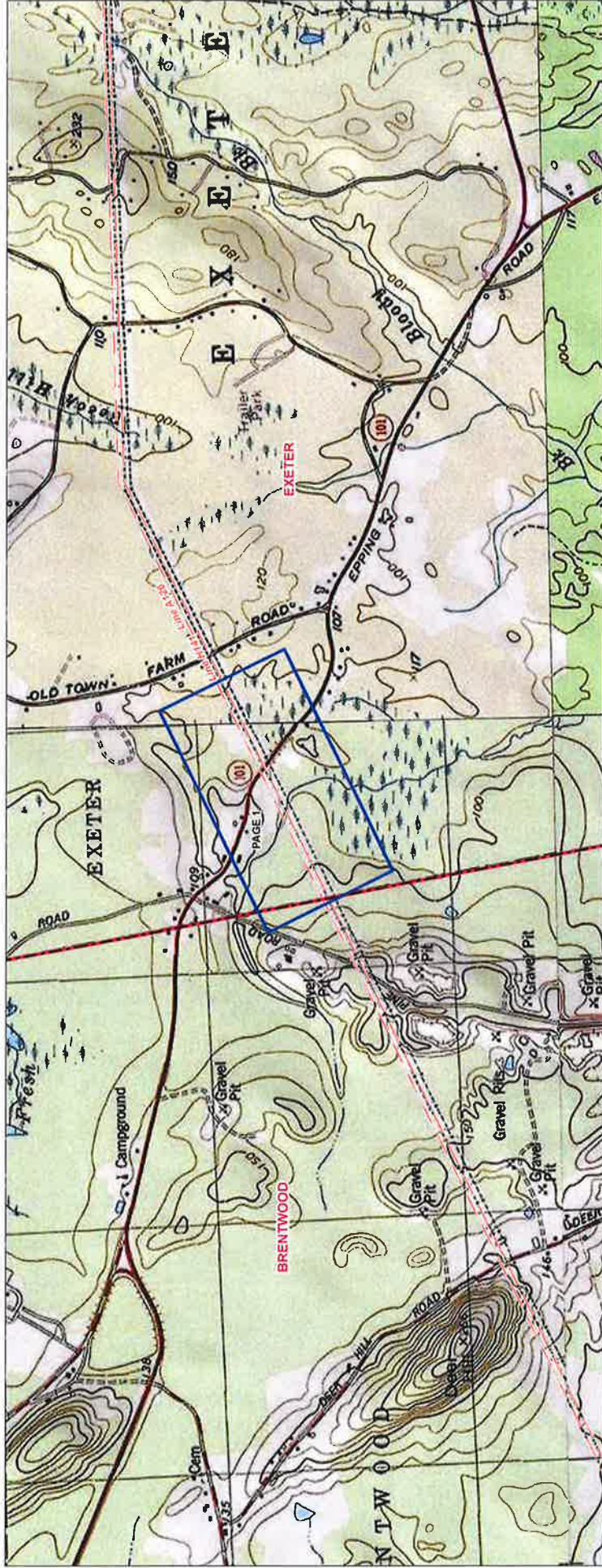
Refer to the attached cover letter.

9.1.6. B: Conditions: 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:

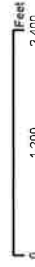
1. That the proposed use is permitted in the underlying zoning district;
2. No alternative design which does not impact a wetland or wetland buffer or which has less detrimental impact on the wetland or wetland buffer is feasible;
3. A wetland scientist has provided an impact evaluation that includes 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.;

**2021 - Line A126 and Line H141 - Structure Replacement Project**  
 Exeter, New Hampshire  
 Local Permitting Plans

Date: September 20, 2021



- - - Overhead Eversource Lines
- ▭ Town Boundary
- ▭ Page Index



**INDEX OF FIGURES**  
 Title Sheet / Index Map  
 Map Sheet 1

NO.	DATE	REVISIONS

PREPARED FOR:



13 Legends Drive  
 Hooksett, NH 03106

PREPARED BY:



2 Bedford Farms Drive Suite 200  
 Bedford, NH 03110

**Project Plan Notes**

1. This plan set is provided to show jurisdictional impacts and required environmental controls only. Engineering documents should be consulted to determine the scope and location of all other construction activities.
2. Applicant: Public Service Company of New Hampshire, (PSNH) d/b/a Eversource Energy, 13 Legends Drive, Hooksett NH 03106
3. Wetlands were previously delineated along the ROW by others in support of a previous H141 & A126 Line project. VHB Wetlands Scientists reviewed and confirmed previously delineated wetland areas in Summer 2021.
4. Wetland delineation/verification was performed to the standards in the 1987 Corps of Engineers Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region, Version 2.0 (January 2012).
5. Hydric soils were reviewed in accordance with Field Indicators for Identifying Hydric Soils in the United States, Version 8.2 published by the Natural Resources Conservation Service, and the Field Indicators for Identifying Hydric Soils in New England, Version 4.0 published by the New England Interstate Water Pollution Control Commission.
6. Dominant wetland vegetation was assessed using the 2018 National Wetland Plant List published by the U.S. Army Corps of Engineers.
7. Wetland classifications follow the USFWS methodology Classification of Wetlands and Deepwater Habitats of the United States (Cowardin et al. 1979, revised 1985).
8. Wetland function and values were assessed using the Corps Highway Methodology Workbook Supplement, (USACOE, 1999).
9. Wetland work was performed utilizing a Trimble GeoXT and Trimble GeoXH handheld GPS units with submeter accuracy.
10. Proposed construction limits of disturbance are approximate. Contractor is responsible for minimizing earth disturbance, as practicable.
11. The environmental controls shown on these plans may need to be supplemented due to season of work or work methods proposed. Refer to BMP manuals and additional guidance documents, as needed.
12. Erosion and sedimentation control measures shall be installed prior to start of work, shall be maintained, and shall remain in place during construction until all disturbed surfaces are stabilized. Following stabilization, erosion and sedimentation control measures shall be removed off-site and properly disposed.
13. Erosion and sedimentation controls shall be appropriate to the size and nature of the project and to the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to wetlands or surface waters. The type and installation method of erosion and sediment controls shall be in accordance with the Best Management Practices Manual for Utility Maintenance in and Adjacent to Wetlands and Waterbodies in New Hampshire (March 2019), published by the New Hampshire Department of Natural & Cultural Resources, and Eversource BMP documents as applicable.
14. Temporary stone construction entrances will be used at points of construction ingress/egress from public and private roadways to reduce/eliminate sediment track-out.

15. The selected contractor is responsible for street sweeping at points of ingress/egress from public and private roadways.
16. Selected contractor will be responsible for certifying that all equipment on the project is clean of invasive species prior to arriving onsite. The contractor will also be responsible for cleaning equipment as it is moved within the project to reduce the risk of spreading invasive plant seeds and fragments.
17. Timber swamp matting shown on the plans represents the square footage and alignment of matting which is required and has been approved by the regulators. Additional layers of mats may be required at certain locations. Any increase in the number, change in alignment, or decision not to use swamp mats must be approved by the Permittee or an authorized representative of the Permittee(s) and, as appropriate, regulators.
18. Any excavated material shall be placed outside of jurisdictional areas or removed from the site.
19. If dewatering is required, dewatering basins shall be placed in uplands areas and discharge water into upland areas.
20. Areas of soil disturbance shall be stabilized following construction in accordance with the BMP Manual.



EVERSOURCE ENERGY	
2021 - Line A126 and Line H141 - Structure Replacement Project	
EXETER, NH	Date: September, 2021
REVISED	
NO.	DATE







**INDEX MAP**

**LEGEND**

- Existing Structure
- Existing Structure to be Removed
- Proposed Structure
- Existing Access
- Off-Road Access
- Existing Right-of-Way
- Sediment Control Barrier
- 100 x 100 Workpad
- 50 x 50 Workpad
- Temporary Construction Mating
- Overhead Easement Lines
- Privately Delineated Wetland Response Area
- FEMA 100-Year Floodplain
- Temporary Wetland District Impact
- Temporary Shoreland District Impact
- Wetland Conservation District
- Shoreland Conservation District
- HIDEES Prime Wetlands
- Delineated Stream
- 40' Wetlands Buffer
- 300' Shoreland Buffer
- Easement Owned Parcels
- Town Boundary
- Parcel Boundary

Scale: 0 100 200 300 Feet

North Arrow

**EVERSOURCE**  
ENERGY

2021 - Line A126 and Line H141 -  
Structure Replacement Project

NH  
MAP SHEET 0 of 1

Date: September, 2021

REVISIONS

NO.	DATE	REVISIONS

**Representative Site Photos – Exeter Wetland CUP  
H141 Line - Structure Replacements, Exeter NH  
August 13, 2021**



Photo 1. View southwest at existing Structure 176 to be removed from Wetland W31 and the associated floodplain and relocated within an upland area approximately 200 feet back (north) closer to Epping Road. Photo depicts approximate locations of temporary impact associated with timber matting.



Photo 2. View southwest at approximate location where new Structure 176 will be installed and where a temporary work pad will be required. Portions of the work pad will require matting within Wetland W31 and the associated combined buffer of Wetland W31 and W32.

**Representative Site Photos – Exeter Wetland CUP  
H141 Line - Structure Replacements, Exeter NH  
August 13, 2021**



Photo 3. View east at Wetland W32 abutting Epping Road that will not be impacted by the proposed project work.



Photo 4. View northeast at existing Structure 175 to be replaced as part of the proposed project. Photo depicts the approximate location of a timber mat work pad (and resultant temporary impacts to Wetland W33) required to complete the structure replacement.

# Town of Exeter



**Planning Board Application  
for  
Conditional Use Permit:  
Shoreland Protection District**

*February 2017*



# Town of Exeter Planning Board Application

## Conditional Use Permit: Shoreland Protection District In accordance with Zoning Ordinance Article: 9.3

### SUBMITTAL REQUIREMENTS:

**(see Conservation Commission and Planning Board meeting dates and submission deadlines)**

1. One (1) electronic copy of full application, including plans (color copy if available)
2. Fifteen (15) copies of the Application
3. Fifteen (15) 11"x17" and three (3) full sized copies of the plan which must include:

Existing Conditions

- a. Property Boundaries
- b. Edge of Shoreland and associated Buffer (Shoreland Protection District – SPD)
- c. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements

Proposed Conditions

- a. Edge of Shoreland and Shoreland Buffers and distances to the following:
  - i. Edge of Disturbance
  - ii. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements
- b. Name and phone number of all individuals whose professional seal appears on the plan
4. If applicant and/or agent is not the owner, a letter of authorization must accompany this application
5. Supporting documents i.e. Letters from the Department of Environmental Services, Standard Dredge and Fill Application and Photos of the property
6. A Town of Exeter Assessors list of names and mailing addresses of all abutters

<b>Required Fees:</b> Planning Board Fee: <b>\$50.00</b> Abutter Fee: <b>\$10.00</b> Recording Fee (if applicable): <b>\$25.00</b>
---

Planning Board Fee: \$50.00    Abutter Fee: N/A - Notified under Wetlands CUP Application    Recording Fee: N/A    TOTAL: \$50.00

The Planning Office must receive the completed application, plans and fees on the day indicated on the Planning Board Schedule of Deadlines and Public Hearings.

<b>APPLICANT</b>	Name: Public Service Company of New Hampshire d/b/a Eversource Energy Address: 13 Legends Drive, Hooksett NH 03106 Email Address: jeremy.fennell@eversource.com Phone: 603-634-3396
<b>PROPOSAL</b>	Address: Existing Electric Transmission Line Right-of-Way Tax Map # <u>see attached</u> Lot# <u>see attached</u> Zoning District: <u>RU, R1</u> Owner of Record: Existing Electric Transmission Line Right-of-Way Easement
<b>Person/Business performing work outlined in proposal</b>	Name: Public Service Company of New Hampshire d/b/a Eversource Energy Address: 13 Legends Drive, Hooksett NH 03106 Phone: 603-634-3396
<b>Professional that delineated wetlands</b>	Name: Kristopher Wilkes, VHB (CWS #288) Address: 2 Bedford Farms Drive, Suite 200 - Bedford, NH 03110 Phone: 603-391-3944

**Town of Exeter  
 Planning Board Application  
 Conditional Use Permit: Shoreland Protection District**

**Detailed Proposal including intent, project description, and use of property: (Use additional sheet as needed)**  
 Public Service Company of New Hampshire (PSNH) d/b/a Eversource Energy is planning to conduct utility maintenance along their existing H141, 115-kV transmission line right-of-way (ROW) in Exeter. PSNH intends to replace three existing transmission line structures within the existing limits of the ROW corridor within the vicinity of Route 101 WB and Epping Road (NH Route 27). The proposed work is part of PSNH's on-going maintenance program conducted to ensure reliable electric service for their customers. The PSNH 115-kV transmission system is an integral part of the regional power system delivering electricity to customers throughout New England. It is critical that the 115-kV system remain operational without interruption from preventable outages. This Conditional Use Permit Application is being submitted in accordance with *Article 9* of the Town's Zoning Ordinance and is required for the proposed maintenance work to allow for temporary impacts within the shoreland of the Little River protected under the Shoreland Protection District (*Article 9.3.3*). Refer to the attached cover letter for additional details.

<b>Shoreland Protection District Impact (in square footage):</b>	
<b>Water Body</b>	Little River
<b>Temporary Impact</b>	<input checked="" type="checkbox"/> 300 Foot SPD <u>10,714 SF</u> <input type="checkbox"/> 150 foot SPD                                      _____ <input type="checkbox"/> SPD Building Setback                                      _____ <input type="checkbox"/> 75 Vegetative Buffer                                      _____
<b>Permanent Impact</b>	<input type="checkbox"/> 300 Foot SPD                                      _____ <input type="checkbox"/> 150 foot SPD                                      _____ <input type="checkbox"/> SPD Building Setback                                      _____ <input type="checkbox"/> 75 Vegetative Buffer                                      _____
<b>Impervious Lot Coverage</b>	SF of Lot within District                      _____ SF of Impervious within District                      _____ % of Impervious within District                      _____

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

**Describe how your proposal meets the conditions of Article 9.3.4.G.2 of the Zoning Ordinance (attached for reference):**  
 Refer to the attached cover letter.

**Conditional Use Permit Criteria**  
**Shoreland Protection District**

9.3.4 G Conditional Uses: Refer to the attached cover letter.

2. The Planning Board may grant a Conditional Use Permit for those uses listed above only after written findings of fact are made which have been reviewed by technical experts from the Rockingham Conservation District, if required by the Planning Board, at the cost of the developer, provided that all of the following are true:

- a. The proposed use will not detrimentally affect the surface water quality of the adjacent river or tributary, or otherwise result in unhealthful conditions.
- b. The proposed use will discharge no waste water on site other than that normally discharged by domestic waste water disposal systems and will not involve on-site storage or disposal of hazardous or toxic wastes as herein defined.
- c. The proposed use will not result in undue damage to spawning grounds and other wildlife habitat.
- d. The proposed use complies with the use regulations identified in Article 9.3.4 Exeter Shoreland Protection District Ordinance – Use Regulations and all other applicable sections of this article.
- e. The design and construction of the proposed use will be consistent with the intent of the purposes set forth in Article 9.3.1 Exeter Shoreland Protection District Ordinance – Authority and Purpose.

**Representative Site Photos – Exeter Shoreland CUP  
H141 Lines – Structure Replacements, Exeter NH  
August 13, 2021**



Photo 1. View northeast at existing Structure 177 to be replaced within the 300 foot shoreland buffer of the Little River in Exeter. Structure 177 is located immediately north (downslope) of Route 101 WB.



Photo 2. View southwest at general location of the proposed work pad required for the installation of new Structure 176. A portion of the work pad intersects the 300 foot shoreland buffer of the Little River. Existing Structure 176 (depicted in photo background, left) will be removed.



**Eversource H141 Line Structure Replacements**  
**Abutters List: Exeter, NH**

Abutter #	Parcel #	Property Address	Owner Name	Co-Owner Name	Owner Mailing Address 1	Owner City	Owner State	Owner Zip
1	016-004-0000	1 BLUE HAWK DR	EXETER REGION COOPERATIVE	SCHOOL DISTRICT	30 LINDEN ST	EXETER	NH	03833
2	028-003-0000	OLD TOWN FARM RD	DEMASKY FAMILY TRUST	DEMASKY RICHARD A SR & MARY L TRUSTEES	18 OLD TOWN FARM RD	EXETER	NH	03833
3	029-001-0000	292 EPPING RD	STATE OF NEW HAMPSHIRE	(RICHARD GREGOIRE)	PO BOX 483	CONCORD	NH	03302
*N/A	029-002-0000	298 EPPING RD	PROPERTIES INC.	DBA EVERSOURCE ENERGY	PO BOX 270	HARTFORD	CT	06141-0270
4	029-003-0000	304 EPPING RD	RAPPOLD, BRYAN J.		304 EPPING RD	EXETER	NH	03833
5	029-004-0000	312 EPPING RD	BOISVERT, BRIAN D.	BOISVERT, PAMELLA J	312 EPPING RD	EXETER	NH	03833
6	029-005-0000	310 EPPING RD	SILVER GRANADA REALTY LLC		131 PINE RD	BRENTWOOD	NH	03833
7	029-021-0000	307 EPPING RD	EXETER UNITED	METHODIST CHURCH	307 EPPING RD	EXETER	NH	03833
8	029-022-0000	EPPING RD	HOMEOWNERS ASSOCIATION	OF ROCK CREEK PLACE	6 ANNA LOUISE DR	EXETER	NH	03833
9	029-029-0000	299 EPPING RD	WOOFY LIMITED LIABILITY CO		299 EPPING RD	EXETER	NH	03833
10	029-030-0000	291 EPPING ROAD	CLARK, JOSEPH G.		PO BOX 383	NEWFIELDS	NH	03856
11	029-031-0000	289 EPPING RD	LEBOR, MICHELLE	LEBOR, WALTER	289 EPPING RD	EXETER	NH	03833
12/13	029-032-0000	279 EPPING RD	BOUCHARD, CARL E.	BOUCHARD, PAULINE M	PO BOX 219	EXETER	NH	03833
14	030-002-0000	266 EPPING RD	BOUCHARD, CARL E.	BOUCHARD, PAULINE M	PO BOX 219	EXETER	NH	03833
14	031-009-0000	265 EPPING RD	FIELD AND FORESTRY REALTY		PO BOX 189	ROLLINSFORD	NH	03869
15	031-011-0000	261 EPPING RD	RAMINI, MARSHALL J.	CUSTER, MICHELLE C	261 EPPING RD	EXETER	NH	03833

**Notes:**

Color indicates parcels where utility maintenance work or associated access is proposed. Parcels depicted in red on attached tax maps represent abutting parcels.

\*Owner is the Project Applicant

Italicized names denote owners of multiple parcels

Assessing information collected on September 16, 2021 from <https://www.mapsonline.net/exeternh/>

PROPERTY MAPS

# EXETER

NEW HAMPSHIRE

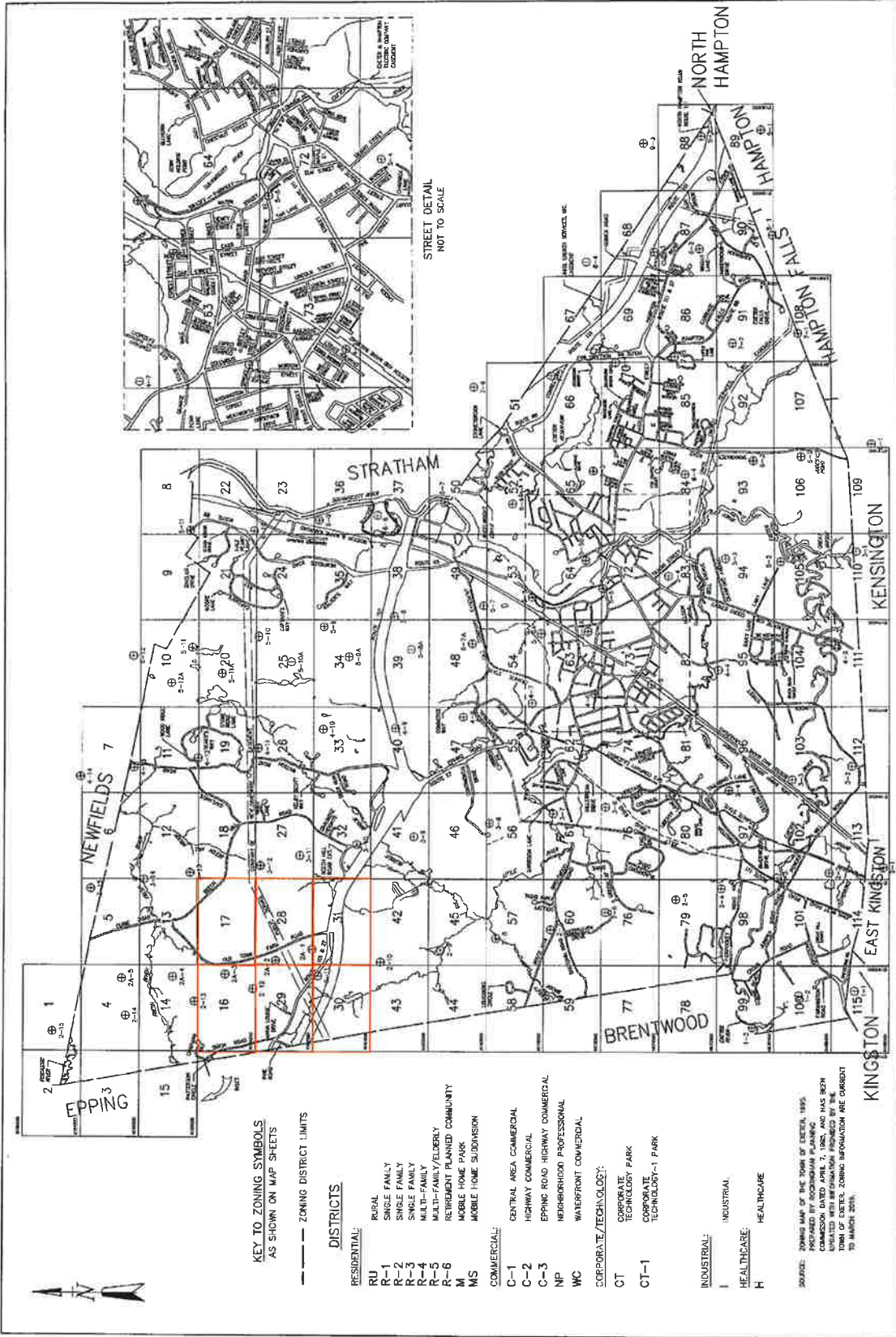
PREPARED BY



Technologies

Precision Mapping, Geospatial Solutions.

11 PLEASANT ST, LITTLETON, NH 03561  
(800) 322-4540 WWW.CAI-TECH.COM



STREET DETAIL  
NOT TO SCALE

KEY TO ZONING SYMBOLS  
AS SHOWN ON MAP SHEETS

--- ZONING DISTRICT LIMITS

**DISTRICTS**

**RESIDENTIAL:**

- RU RURAL
- R-1 SINGLE FAMILY
- R-2 SINGLE FAMILY
- R-3 SINGLE FAMILY
- R-4 MULTI-FAMILY
- R-5 MULTI-FAMILY/ELDERLY
- R-6 RETIREMENT PLANNED COMMUNITY
- M MOBILE HOME PARK
- MS MOBILE HOME SUBDIVISION

**COMMERCIAL:**

- C-1 CENTRAL AREA COMMERCIAL
- C-2 HIGHWAY COMMERCIAL
- C-3 EPPING ROAD HIGHWAY COMMERCIAL
- NP NEIGHBORHOOD PROFESSIONAL
- WC WATERFRONT COMMERCIAL

**CORPORATE/TECHNOLOGY:**

- CT CORPORATE TECHNOLOGY PARK
- CT-1 CORPORATE TECHNOLOGY-1 PARK

**INDUSTRIAL:**

- I INDUSTRIAL
- H HEALTHCARE
- H HEALTHCARE

SOURCE: ZONING MAP OF THE TOWN OF EXETER, 1995.  
PREPARED BY ROCKINGHAM PLANNING  
COMMISSION DATED APRIL 7, 1992, AND HAS BEEN  
UPDATED WITH REVISIONS PROVIDED BY THE  
TOWN OF EXETER. ZONING REVISIONS ARE CURRENT  
TO MARCH 2024.

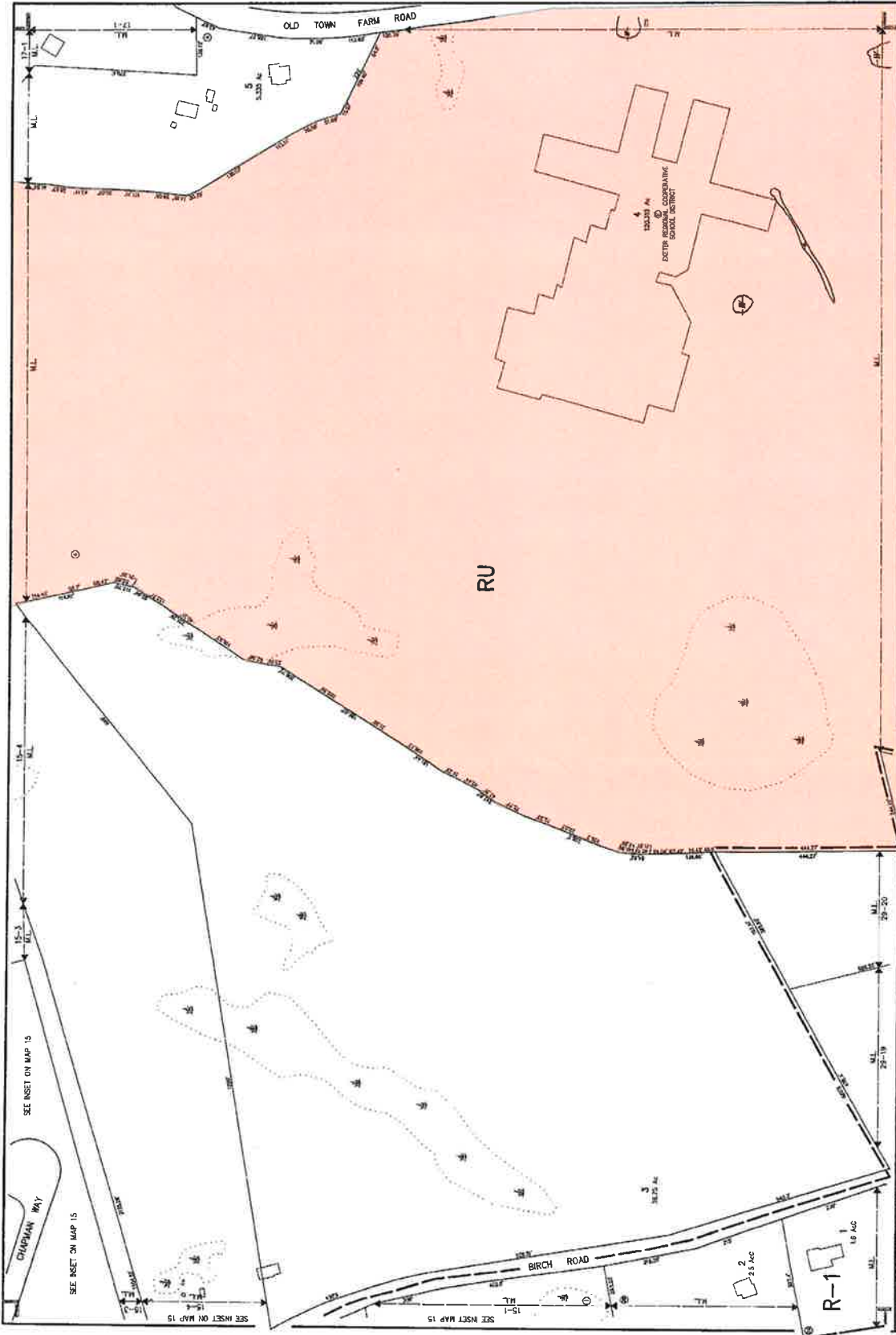
THIS MAP IS FOR ASSISTANT PURPOSES. IT IS NOT VALID  
FOR LEGAL RESOLUTION OR CONFORMANCE.  
THE HORIZONTAL DATUM IS THE NEW HAMPSHIRE STATE  
PLANE COORDINATE SYSTEM.  
PROCESSED BY: APRIL 25, 1995  
COMPLETION DATE: MARCH 28, 1995



72 MAP SHEET NUMBER  
⊕ APPROXIMATE CENTER OF  
SYMBOL  
LEGEND  
UTILITY EASEMENT  
COORDINATE VALUE OF  
PLANE COORDINATE  
SYSTEM NAD-83

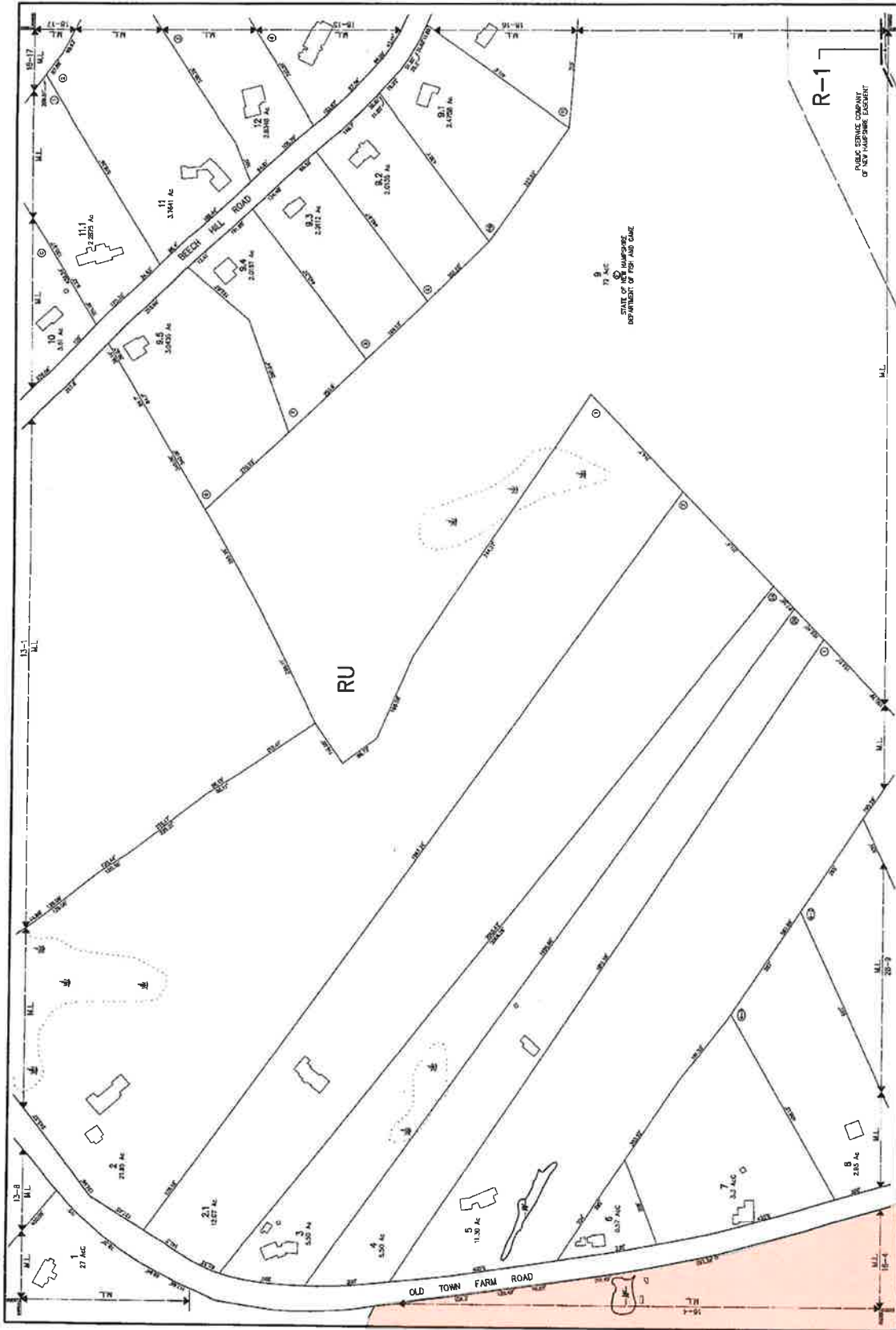
FEET 1" = 1500'  
SCALE 0 100 200  
METERS 0 50 100  
RECORDED TO: APRIL 1, 2024

PROPERTY MAPS  
**EXETER**  
NEW HAMPSHIRE  
INDEX MAP



PROPERTY MAPS		INDEX DIAGRAM	MAP NO.		
<b>EXETER</b>			<b>16</b>		
NEW HAMPSHIRE		SCALE 1" = 100'	REVISED TO :		
LEGEND		<p> <p>           THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.            THE INFORMATION ON THIS MAP IS THE PROPERTY OF THE NEW HAMPSHIRE STATE.            PHOTOGRAPHY DATE: APRIL 25, 1980            COMPLETION DATE: MARCH 29, 1978         </p> </p>		<p>           PRODUCED BY  <b>PAI Technologies</b>  <small>PAI Technologies, Inc., 1000 North Main Street, Exeter, NH 03824</small> </p>	

BRENTWOOD



STATE OF NEW HAMPSHIRE  
DEPARTMENT OF FISH AND GAME

R-1  
PUBLIC SERVICE COMPANY  
OF NEW HAMPSHIRE

INDEX DIAGRAM

14	17
15	18
16	19
20	23

MAP NO. 17

PROPERTY MAPS  
**EXETER**  
NEW HAMPSHIRE

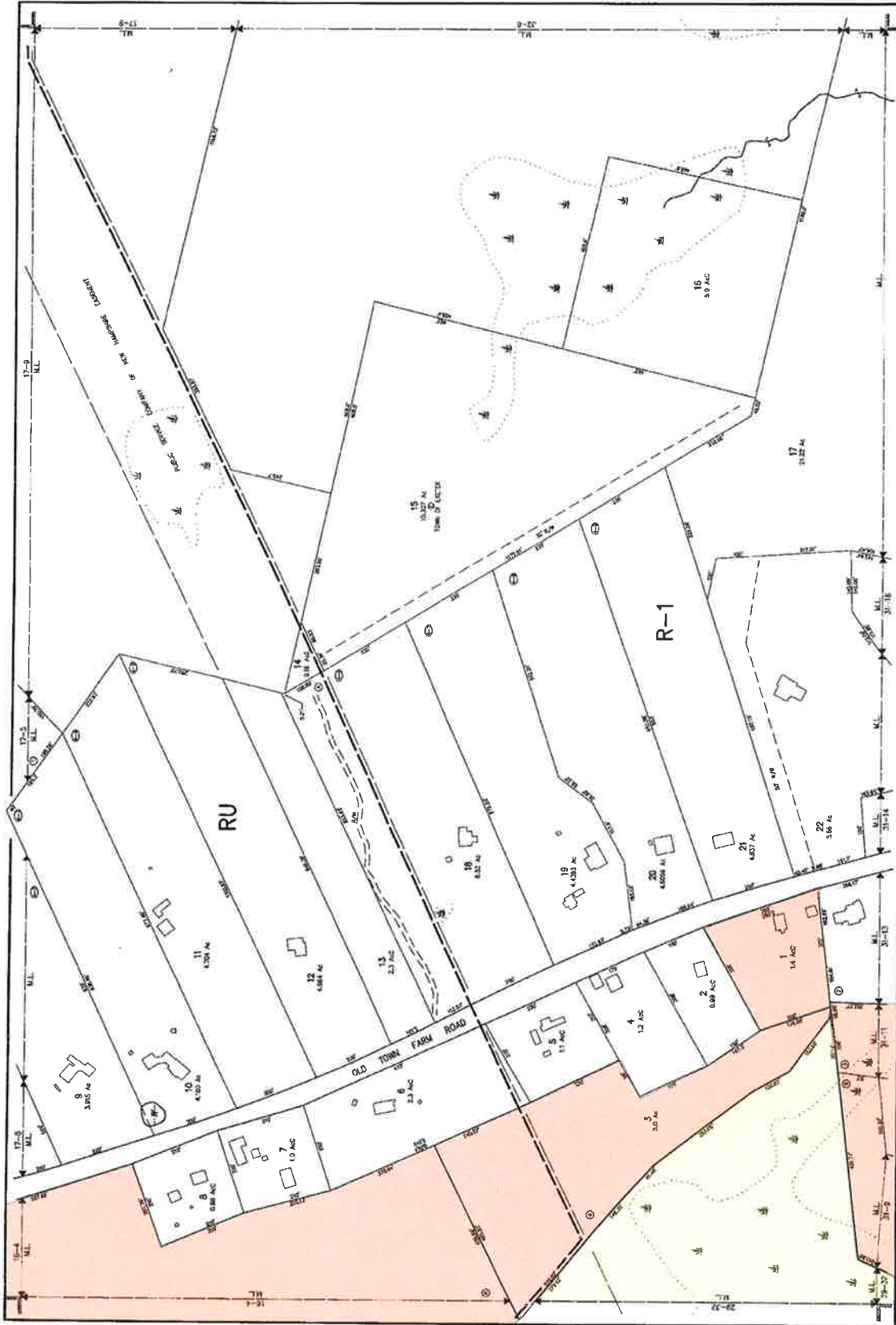
SCALE 1" = 100'  
REVISED TO : APRIL 1, 2024

LEGEND

Symbol	Description
(Circle with dot)	WATER
(Dashed line)	UNDEVELOPED LAND
(Solid line)	ROAD
(Dotted line)	PROPERTY LINE
(Circle with cross)	WELL
(Circle with slash)	SEWER
(Circle with asterisk)	WATER MAIN
(Circle with triangle)	STAKE
(Circle with square)	CONCRETE
(Circle with diamond)	IRON
(Circle with hexagon)	COPPER
(Circle with octagon)	ALUMINUM
(Circle with star)	STEEL



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY. IT IS NOT VALID FOR ANY OTHER PURPOSES.  
THE INFORMATION ON THIS MAP IS THE PROPERTY OF THE STATE OF NEW HAMPSHIRE.  
PLANE COORDINATE SYSTEM  
PROJECTION DATE: APRIL 28, 1986  
COMPLETION DATE: MARCH 28, 2024



PROPERTY MAPS  
**EXETER**  
 NEW HAMPSHIRE

INDEX DIAGRAM MAP NO. 28

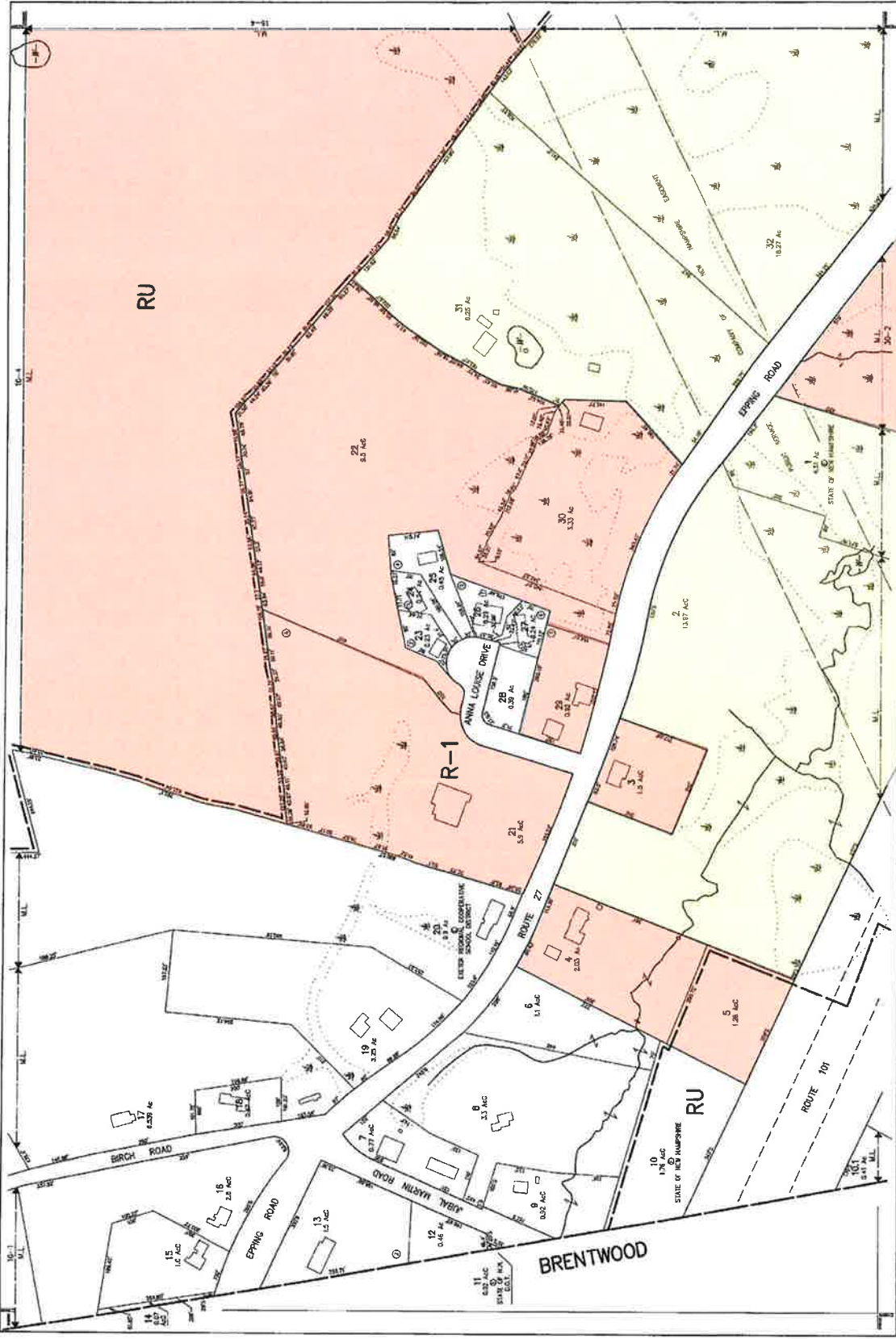
MET SCALE 1" = 100'  
 30.48 METERS

LEGEND

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OF COMPLIANCE.

PHOTOGRAPHY DATE: APRIL 26, 1985  
 COMPLETION DATE: MARCH 22, 1986

GEOTechnologies  
 135 MAIN STREET, SUITE 201  
 LECONFIELD, NH 03247



**INDEX DIAGRAM** MAP NO. **29**

**PROPERTY MAPS**  
**EXETER**  
NEW HAMPSHIRE

SCALE 1" = 100'

REVISIO TO : APRIL 1, 2021

**LEGEND**

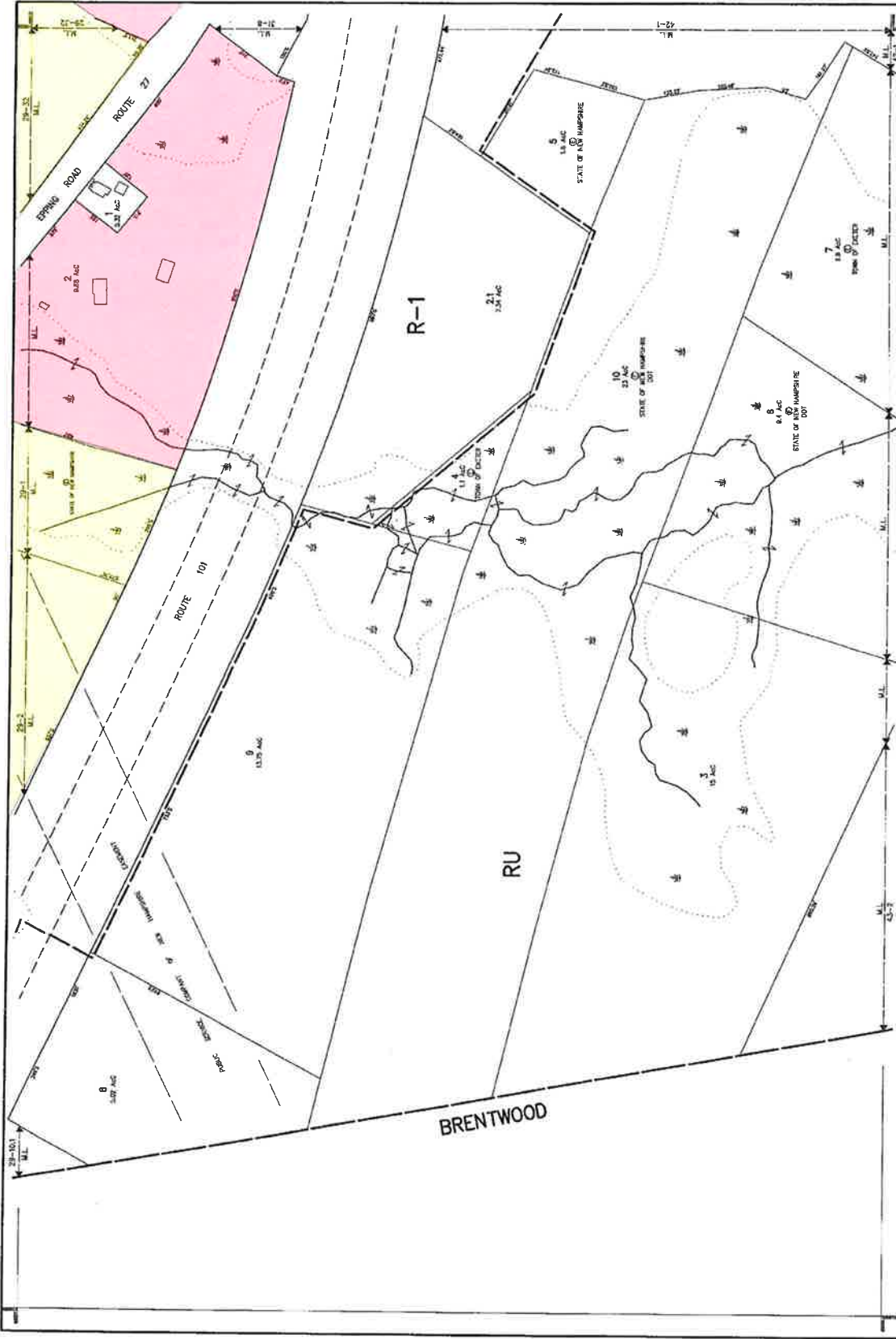
AREA SHOWN	AREA COVERED	SCALE
BOUNDARY	BOUNDARY	SCALE
BOUNDARY	BOUNDARY	SCALE
BOUNDARY	BOUNDARY	SCALE
BOUNDARY	BOUNDARY	SCALE

PROVIDED BY: **Geomatics Technologies**

100% AIR PHOTOGRAPHIC DATA

THIS MAP IS FOR INFORMATIONAL PURPOSES. IT IS NOT VALID FOR THE ORIGINAL DATA IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PHOTOGRAPHY DATE: APRIL 25, 1995  
COMPLETION DATE: MARCH 29, 1998



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE INFORMATIONAL DATUM IS THE NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM.

PRODUCTION DATE: APRIL 25, 1995

COMPLETION DATE: MARCH 24, 1995

PRODUCED BY **ESRI technologies**

LEGEND

- ALL LOTS
- ALL UNDEVELOPED
- ALL DEVELOPED
- ROAD
- RAILROAD
- WATER
- WETLANDS
- UNDEVELOPED
- DEVELOPED
- ROAD
- RAILROAD
- WATER
- WETLANDS

SCALE 1" = 100'

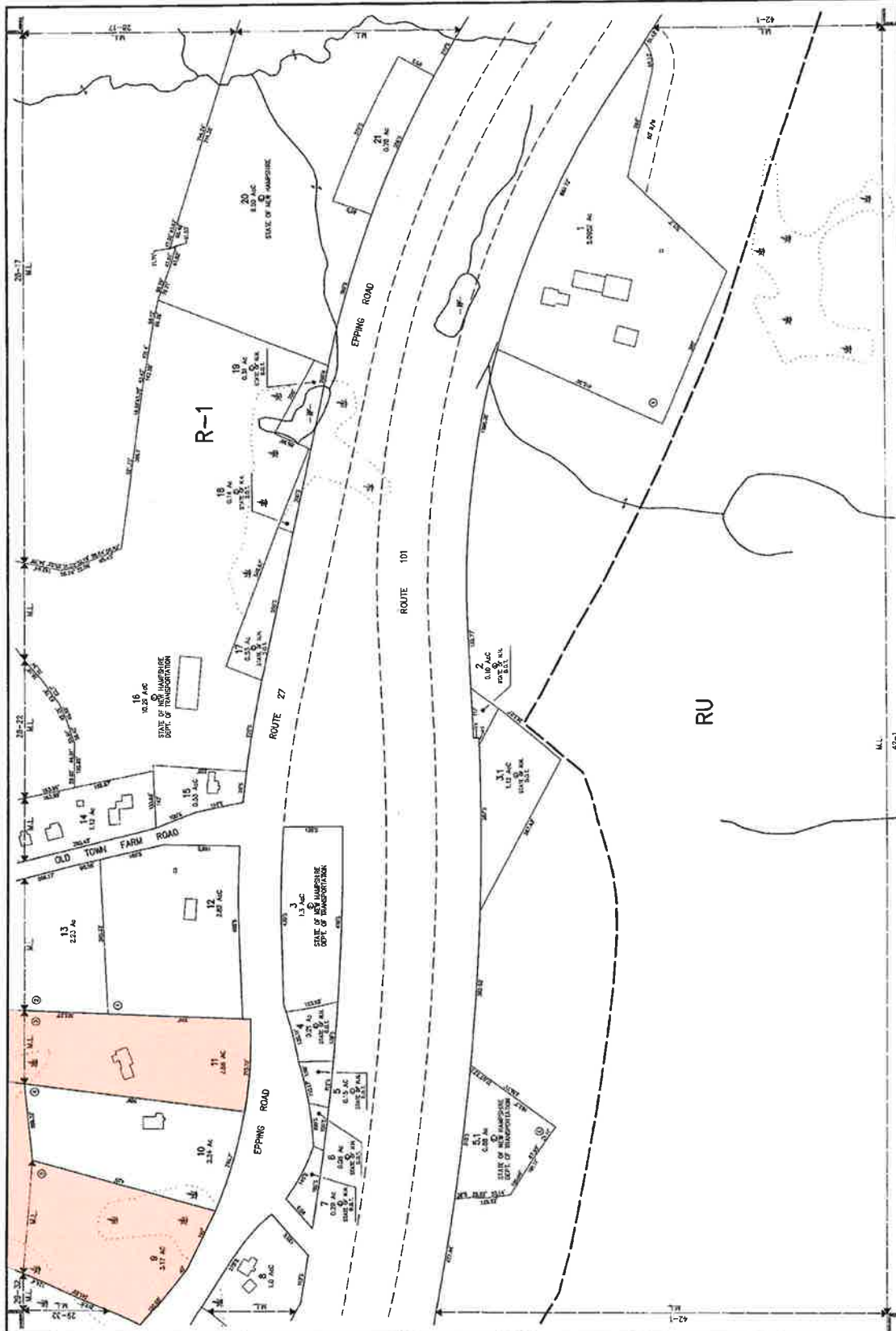
REVISIONS TO: APRIL 1, 2021

INDEX DIAGRAM

MAP NO. **30**

PROPERTY MAPS  
**EXETER**  
NEW HAMPSHIRE





THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.  
 PRODUCED BY: **Geac Technology**  
 PHOTOGRAPHY (A317) APRIL 25, 1993  
 COMPLETION DATE: MARCH 25, 1993

LEGEND:
 

- AC: ACREAGE
- AD: ADJACENT LOT
- AS: AREA OF STATE
- BL: BOUNDARY LINE
- BR: BOUNDARY OF ROAD
- CD: CENTERLINE OF ROAD
- CL: CENTERLINE OF LOT
- CR: CENTERLINE OF ROAD
- DR: DRIVE
- EL: ELEVATION
- EN: END OF ROAD
- EP: END OF PROPERTY
- ES: END OF STATE
- FS: FENCE
- GL: GROUND LEVEL
- HL: HIGHWAY
- IL: INTERSECTION
- IR: INTERSECTION OF ROAD
- LR: LINE OF ROAD
- ML: MAINLINE
- OL: OLD LOT
- OR: OLD ROAD
- PL: PLANTING
- PR: PROPERTY
- RL: RIGHT OF WAY
- SL: STATE LOT
- SR: STATE ROAD
- TL: TOWN LOT
- TR: TOWN ROAD
- UL: UNDERLYING
- UR: UNDERLYING ROAD
- VR: VARIATION
- WR: WATER
- YL: YIELD
- ZL: ZONING

SCALE: 1" = 100'  
 REVISIONS TO: APRIL 4, 2001

INDEX DIAGRAM:
 

25	26	27
28	29	30
31	32	33
34	35	36
37	38	39
40	41	42

PROPERTY MAPS  
**EXETER**  
 NEW HAMPSHIRE

MAP NO. **31**

Exeter Region Cooperative  
School District  
30 Linden Street  
Exeter, NH 03833

Demasky Family Trust  
Richard A. & Mary L., Trustees  
18 Old Town Farm Road  
Exeter, NH 03833

State of New Hampshire  
(Richard Gregoire)  
PO Box 483  
Concord, NH 03302

Bryan J. Rappold  
304 Epping Road  
Exeter, NH 03833

Brian D. & Pamella J. Boisvert  
312 Epping Road  
Exeter, NH 03833

Silver Granada Realty, LLC  
131 Pine Road  
Brentwood, NH 03833

Exeter United Methodist Church  
307 Epping Road  
Exeter, NH 03833

Homeowners Association  
of Rock Creek Place  
6 Anna Louise Drive  
Exeter, NH 03833

Woofy Limited Liability Co  
299 Epping Road  
Exeter, NH 03833

Joseph G. Clark  
PO Box 383  
Newfields, NH 03856

Michelle & Walter Lebor  
289 Epping Road  
Exeter, NH 03833

Carl E. & Pauline M. Bouchard  
PO Box 219  
Exeter, NH 03833

Carl E. & Pauline M. Bouchard  
PO Box 219  
Exeter, NH 03833

Field & Forestry Realty  
PO Box 189  
Rollinsford, NH 03869

Marshall J. Ramini &  
Michelle C. Custer  
261 Epping Road  
Exeter, NH 03833

Please see additional  
plan attachments under  
“Supporting Documents”  
posted for this meeting