

Town of Exeter



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

July 2023



Town of Exeter Planning Board Application

Conditional Use Permit: Wetland Conservation Overlay District in accordance with Zoning Ordinance Article: 9.1

SUBMITTAL REQUIREMENTS:

1. Refer to the Land Use Board Meeting Schedule and Deadlines for Submission Requirements.
2. Plans Must Include:
 - Existing Conditions
 - a. Property Boundaries
 - b. Edge of Wetland and associated Buffer (Wetlands Conservation Overlay District – WCOD)
 - Prime wetland: 100’
 - Vernal Pool (>200 SF): 75’
 - Exemplary Wetland: 50’
 - Very Poorly Drained: 50’
 - Poorly Drained: 40’
 - Inland Stream: 25’
 - c. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements
 - Proposed Conditions
 - a. Edge of Wetlands and Wetland 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
3. If applicant and/or agent is not the owner, a letter of authorization must accompany this application
4. Supporting documents i.e. Letters from the Department of Environmental Services, Standard Dredge and Fill Application and Photos of the property
5. A Town of Exeter Assessors list of names and mailing addresses of all abutters

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| Required Fees: Planning Board Fee: \$50.00 Abutter Fee: \$10.00 Recording Fee (if applicable): \$25.00 |
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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.

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| APPLICANT | Name: |
| | Address: |
| | Email Address: |
| | Phone: |
| PROPOSAL | Address: |
| | Tax Map # _____ Lot# _____ Zoning District: _____ |
| | Owner of Record: |
| Person/Business performing work outlined in proposal | Name: |
| | Address: |
| | Phone: |
| Professional that delineated wetlands | Name: |
| | Address: |
| | Phone: |

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

| Wetland Conservation Overlay District Impact (in square footage): | | | |
|---|--|----------|--|
| Temporary Impact | Wetland: | (SQ FT.) | Buffer: |
| | <input type="checkbox"/> Prime Wetlands | _____ | <input type="checkbox"/> Prime Wetlands |
| | <input type="checkbox"/> Exemplary Wetlands | _____ | <input type="checkbox"/> Exemplary Wetlands |
| | <input type="checkbox"/> Vernal Pools (>200SF) | _____ | <input type="checkbox"/> Vernal Pools (>200SF) |
| | <input type="checkbox"/> VPD | _____ | <input type="checkbox"/> VPD |
| | <input type="checkbox"/> PD | _____ | <input type="checkbox"/> PD |
| | <input type="checkbox"/> Inland Stream | _____ | <input type="checkbox"/> Inland Stream |
| Permanent Impact | Wetland: | (SQ FT.) | Buffer: |
| | <input type="checkbox"/> Prime Wetlands | _____ | <input type="checkbox"/> Prime Wetlands |
| | <input type="checkbox"/> Exemplary Wetlands | _____ | <input type="checkbox"/> Exemplary Wetlands |
| | <input type="checkbox"/> Vernal Pools (>200SF) | _____ | <input type="checkbox"/> Vernal Pools (>200SF) |
| | <input type="checkbox"/> VPD | _____ | <input type="checkbox"/> VPD |
| | <input type="checkbox"/> PD | _____ | <input type="checkbox"/> PD |
| | <input type="checkbox"/> Inland Stream | _____ | <input type="checkbox"/> Inland Stream |

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

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

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

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