



TOWN OF EXETER, NEW HAMPSHIRE

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

www.exeternh.gov

PUBLIC NOTICE EXETER CONSERVATION COMMISSION

The Exeter Conservation Commission will meet in the Nowak Room of the Town Office Building, Exeter on **Tuesday, August 11th, 2015 at 7:00 P.M.**

Call to Order:

1. Introduction of Members Present
2. Public Comment

Action Items

1. Standard Dredge and Fill for a driveway crossing on Powdermill Road (Map 102, Lot 7).
2. Project Introduction/ Overview by Tuck Realty Corp for Mixed Use Facilities at 80 Epping Road (Map 55, Lot 3)
3. By-laws Review – Articles I-V
4. Zoning Amendment Inquiry from Planning Board Chair
5. Committee Reports
 - a. Trails
 - b. Outreach
 - c. Property Monitoring
6. Approval of Minutes: July 14th, 2015
7. Treasurers Report
 - a. Restricted Funds Discussion
8. Correspondence
9. Natural Resources Planner's Report
10. Other Business

Non Public Session

Non public session pursuant to RSA 91-A:3, II (d) for the consideration of the acquisition, sale, or lease of real or personal property

11. Next Meeting: Date and Agenda Items

Jay Gregoire, Chair

Exeter Conservation Commission

Posted June 5th, 2015 Exeter Town Office, Exeter Public Library, and Town Departments.



MERIDIAN LAND SERVICES, INC.

CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031

Mailing: PO Box 118, Milford, NH 03055

Phone: 603-673-1441 * Fax 603-673-1584

www.MeridianLandServices.com

WETLANDS PERMIT APPLICATION

PROPOSED VEHICULAR ACCESS THROUGH WET MEADOW

Powder Mill Road
Exeter, NH

Map 102, Lot 7

Prepared for:
Maverick Development Corp.
P.O. Box 10833
Bedford, NH 03110

July 13, 2015

Prepared by: SCT

RECEIVED

AUG 3 2015

EXETER PLANNING OFFICE



WETLANDS PERMIT APPLICATION

Water Division/ Wetlands Bureau
Land Resources Management

Check the status of your application: <http://des.nh.gov/onestop>



RSA/Rule: Env-Wq 100-900

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1. REVIEW TIME:
Indicate your Review Time below. Refer to Guidance Document A for instructions.

- Standard Review (Minimum, Minor or Major Impact)
 Expedited Review (Minimum Impact only)

2. PROJECT LOCATION:
Separate applications must be filed with each municipality that jurisdictional impacts will occur in.

ADDRESS: Lot 102-7, Powder Mill Road		TOWN/CITY: Exeter	
TAX MAP: 102	BLOCK:	LOT: 7	UNIT:
USGS TOPO MAP WATERBODY NAME:	<input checked="" type="checkbox"/> NA	STREAM WATERSHED SIZE:	<input checked="" type="checkbox"/> NA
LOCATION COORDINATES (If known):	<input type="checkbox"/> Latitude/Longitude <input type="checkbox"/> UTM <input type="checkbox"/> State Plane		

3. PROJECT DESCRIPTION:
Provide a brief description of the project outlining the scope of work. Attach additional sheets as needed to provide a detailed explanation of your project. DO NOT reply "See Attached" in the space provided below.

This project proposes to construct vehicular access through a wet meadow area in order to provide safe and dry all-season access to the buildable area of the lot.

4. RELATED PERMITS, ENFORCEMENT, EMERGENCY AUTHORIZATION, SHORELAND, ALTERATION OF TERRAIN, ETC...

Shoreland PBN Pending. Will forward to reviewer upon receipt.

5. NATURAL HERITAGE BUREAU & DESIGNATED RIVERS:
See the Instructions & Required Attachments document for instructions to complete a & b below.

a. Natural Heritage Bureau File ID: NHB 15 - 2323

b. Designated River the project is in ¼ miles of: Exeter River; and
 date a copy of the application was sent to Local River Advisory Committee: Month: 7 Day: 17 Year: 2015

NA

6. APPLICANT INFORMATION (Desired permit holder)

LAST NAME, FIRST NAME, M.I.:

TRUST / COMPANY NAME: **Maverick Development Corp.**MAILING ADDRESS: **P.O. Box 10833**TOWN/CITY: **Bedford**STATE: **NH**ZIP CODE: **03110**

EMAIL or FAX:

PHONE:

ELECTRONIC COMMUNICATION: By initialing here: **SCT**, I hereby authorize DES to communicate all matters relative to this application electronically**7. PROPERTY OWNER INFORMATION (If different than applicant)**

LAST NAME, FIRST NAME, M.I.:

TRUST / COMPANY NAME:

MAILING ADDRESS:

TOWN/CITY:

STATE:

ZIP CODE:

EMAIL or FAX:

PHONE:

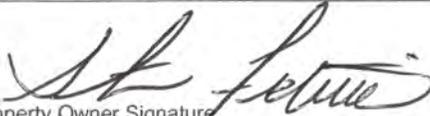
ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize DES to communicate all matters relative to this application electronically

8. AUTHORIZED AGENT INFORMATIONLAST NAME, FIRST NAME, M.I.: **Tate, Spencer C.**COMPANY NAME: **Meridian Land Services, Inc.**MAILING ADDRESS: **P.O. Box 118**TOWN/CITY: **Milford**STATE: **NH**ZIP CODE: **03055**EMAIL or FAX: **SCTate@meridianlandservices.com**PHONE: **673-1441**ELECTRONIC COMMUNICATION: By initialing here **SCT**, I hereby authorize DES to communicate all matters relative to this application electronically**9. PROPERTY OWNER SIGNATURE:**

See the Instructions & Required Attachments document for clarification of the below statements

By signing the application, I am certifying that:

1. I authorize the applicant and/or agent indicated on this form to act in my behalf in the processing of this application, and to furnish upon request, supplemental information in support of this permit application.
2. I have reviewed and submitted information & attachments outlined in the Instructions and Required Attachment document.
3. All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.
4. I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.
5. I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.
6. Any structure that I am proposing to repair/replace was either previously permitted by the Wetlands Bureau or would be considered grandfathered per Env-Wt 101.47.
7. I have submitted a Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) to the NH State Historic Preservation Officer (SHPO) at the NH Division of Historical Resources to be reviewed for the presence of historical/ archeological resources.
8. I authorize DES and the municipal conservation commission to inspect the site of the proposed project.
9. I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.
10. I understand that the willful submission of falsified or misrepresented information to the New Hampshire Department of Environmental Services is a criminal act, which may result in legal action.
11. I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.
12. The mailing addresses I have provided are up to date and appropriate for receipt of DES correspondence. DES will not forward returned mail.

 Property Owner Signature	Steven Febonio Print name legibly	7/31/15 Date
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MUNICIPAL SIGNATURES

10. CONSERVATION COMMISSION SIGNATURE

The signature below certifies that the municipal conservation commission has reviewed this application, and:

1. Waives its right to intervene per RSA 482-A:11;
2. Believes that the application and submitted plans accurately represent the proposed project; and
3. Has no objection to permitting the proposed work.

	Print name legibly	Date
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DIRECTIONS FOR CONSERVATION COMMISSION

1. Expedited review **ONLY** requires that the conservation commission's signature is obtained in the space above.
2. The Conservation Commission signature should be obtained **prior** to the submittal of the original application and four copies to the town/city clerk for mailing to the DES.
3. The Conservation Commission may refuse to sign. If the Conservation Commission does not sign this statement for any reason, the application is not eligible for expedited review and the application will reviewed in the standard review time frame.

11. TOWN / CITY CLERK SIGNATURE

As required by Chapter 482-A:3 (amended 2014), I hereby certify that the applicant has filed four application forms, four detailed plans, and four USGS location maps with the town/city indicated below.

	Print name legibly	Town/City	Date
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DIRECTIONS FOR TOWN/CITY CLERK:

Per RSA 482-A:3,I

1. For applications where "Expedited Review" is checked on page 1, sign and accept the applications **only** if the Conservation Commission signature has been received;
2. **IMMEDIATELY** sign the original application form and four copies in the signature space provided above;
3. Return the signed original application form and attachments to the applicant so that the applicant may submit the application form and attachments to NHDES by mail or hand delivery.
4. **IMMEDIATELY** distribute a copy of the application with one complete set of attachments to each of the following bodies: the municipal Conservation Commission, the local governing body (Board of Selectmen or Town/City Council), and the Planning Board; and
5. Retain one copy of the application form and one complete set of attachments and make them reasonably accessible for public review.

DIRECTIONS FOR APPLICANT:

1. Submit the original permit application form bearing the signature of the Town/ City Clerk, additional materials, and the application fee to NHDES by mail or hand delivery.

12. IMPACT AREA:

For each jurisdictional area that will be/has been impacted, provide square feet and, if applicable, linear feet of impact

Permanent: impacts that will remain after the project is complete.

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

JURISDICTIONAL AREA	PERMANENT Sq. Ft. / Lin. Ft.		TEMPORARY Sq. Ft. / Lin. Ft.	
Forested wetland		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Scrub-shrub wetland		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Emergent wetland		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Wet meadow	5,550	<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Intermittent stream		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Perennial Stream / River	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Lake / Pond	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Bank - Intermittent stream	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Bank - Perennial stream / River	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Bank - Lake / Pond	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Tidal water	/	<input type="checkbox"/> ATF	/	<input type="checkbox"/> ATF
Salt marsh		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Sand dune		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Prime wetland		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Prime wetland buffer		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Undeveloped Tidal Buffer Zone (TBZ)		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Previously-developed upland in TBZ		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Docking - Lake / Pond		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Docking - River		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
Docking - Tidal Water		<input type="checkbox"/> ATF		<input type="checkbox"/> ATF
TOTAL	5,550 /		/	

13. APPLICATION FEE: See the Instructions & Required Attachments document for further instruction

Minimum Impact Fee: Flat fee of \$ 200

Minor or Major Impact Fee: Calculate using the below table below

Permanent and Temporary (non-docking) 5,550 sq. ft. X \$0.20 = \$ 1,110.00

Temporary (seasonal) docking structure: _____ sq. ft. X \$1.00 = \$ _____

Permanent docking structure: _____ sq. ft. X \$2.00 = \$ _____

Projects proposing shoreline structures (including docks) add \$200 = \$ _____

Total = \$ 1110.00

The Application Fee is the above calculated Total or \$200, whichever is greater = \$ 1110.00



THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF ENVIRONMENTAL SERVICES
LAND RESOURCES MANAGEMENT
WETLANDS BUREAU

29 Hazen Drive, PO Box 95, Concord, NH 03302-0095
Phone: (603) 271-2147 Fax: (603) 271-6588
<http://des.nh.gov/organization/divisions/water/wetlands/index.htm>
Permit Application Status: <http://des.nh.gov/onestop/index.htm>



PERMIT APPLICATION - ATTACHMENT A MINOR & MAJOR 20 QUESTIONS

Env-Wt 302.04 Requirements for Application Evaluation - For any major or minor project, the applicant shall demonstrate by plan and example that the following factors have been considered in the project's design in assessing the impact of the proposed project to areas and environments under the department's jurisdiction. Respond with statements demonstrating:

1. The need for the proposed impact.

The subject parcel, locally identified as lot 102-7, is entirely within the Town of Exeter and is located on the south side of Powder Mill Road (200' of frontage). The lot is an existing lot of record. The parcel is 5.01 acres and Powder Mill Road is the lots only frontage. The parcel is currently vacant, however the property contains adequate site and soils for a septic system and is considered a viable buildable lot. A palustrine emergent wetland separates the Powder Mill ROW from the buildable area of lot 102-7. The wetland extends from one lateral lot line to the other and results in no upland means of accessing the property from the public ROW. This project proposes to install one wetland crossing wide enough to support the passage of cars and trucks on a single lane (12 ft.) access drive. The crossing will utilize minimal fill as well as 12" diam. culverts to maintain hydrologic connectivity during flood and high precipitation events. Culverts will also provide for critter passage.

2. That the alternative proposed by the applicant is the one with the least impact to wetlands or surface waters on site.

The proposed wetland crossing is proposed in a location and orientation to minimize fill in wetlands to the greatest extent possible. The shortest possible distance from upland to upland was used to develop the centerline of the traveled way. The proposed crossing will also use upland "islands" wherever possible. The proposed fill is to be tapered at a 2:1 slope in order to minimize the amount of fill to be placed within the wetland areas. All fill areas and areas of disturbance are to be bounded by silt fence and/or straw bale barriers in order to protect the surrounding wetland complex. The roadway width of the crossing shall not exceed 20 ft., the fill width shall not exceed 50 ft. The wetland to be crossed does not have standing water for 10 months of the year, is not a stream crossing, does not impact bogs, marshes, sand dunes, tidal wetlands, cedar swamps, undisturbed tidal buffer zone, or salt marsh. The project is not within 100' of a prime wetland and the proposal has not been identified by the Natural Heritage Bureau as having potential impacts to exemplary, rare, or threatened community or species.

3. The type and classification of the wetlands involved.

The wetland area is predominantly a wet/saturated grassland with little to no shrubby or woody vegetation. The wetland classification is a PEM2B or Palustrine, emergent, nonpersistent wetland with a saturated water regime. There are small areas where scrub-shrub vegetation dominate however, these areas are small and isolated.

4. The relationship of the proposed wetlands to be impacted relative to nearby wetlands and surface waters.

The wetland area to be impacted is part of a larger wetland complex that is contiguous with the Exeter river. The emergent wetland area extends eastward, roughly parallel with Powder Mill road. the wetland area eventually drains underneath Powder Mill road and terminates in the Exeter River roughly 600 ft. beyond the area of the proposed work.

5. The rarity of the wetland, surface water, sand dunes, or tidal buffer zone area.

This wetland type is commonly occurring in this region of the State. Land use history suggests that this site , like much of New Hampshire was used as a hay field/pasture and was at one point probably forested. The species composition of this wetland area is at least partially due to the prior land use of the parcel.

6. The surface area of the wetlands that will be impacted.

The proposed wetland disturbance area associated with this proposal is 5,550 sq.ft.

7. The impact on plants, fish and wildlife including, but not limited to:

- a. Rare, special concern species;
- b. State and federally listed threatened and endangered species;
- c. Species at the extremities of their ranges;
- d. Migratory fish and wildlife;
- e. Exemplary natural communities identified by the DRED-NHB; and
- f. Vernal pools.

The proposal has limited impacts to plants, fish, and wildlife as the disturbance area should be limited to the area within the erosion control boundary. No plant or animal species of special concern were observed during site investigation and the hydrology regime is not sufficient to support fish or aquatic biota. There were no vernal pools observed within (at least) several hundred feet of the proposed impacts.

8. The impact of the proposed project on public commerce, navigation and recreation.

The wetlands to be impacted are entirely within private property that is not in current use. Therefore, there should be little to no detrimental impact on public commerce, navigation, and recreation.

9. The extent to which a project interferes with the aesthetic interests of the general public. For example, where an applicant proposes the construction of a retaining wall on the bank of a lake, the applicant shall be required to indicate the type of material to be used and the effect of the construction of the wall on the view of other users of the lake.

This project proposes installation of a driveway on a private lot. The aesthetic interests of the general public do not include driveways to service a private lot.

10. The extent to which a project interferes with or obstructs public rights of passage or access. For example, where the applicant proposes to construct a dock in a narrow channel, the applicant shall be required to document the extent to which the dock would block or interfere with the passage through this area.

There will be no obstruction to public rights of passage with this proposal. The proposed driveway will be utilized to connect the public right-of-way to the buildable area of the lot. There are no proposed impacts to Powder Mill road, the Exeter river, or public parcels in this proposal.

11. The impact upon abutting owners pursuant to RSA 482-A:11, II. For example, if an applicant is proposing to rip-rap a stream, the applicant shall be required to document the effect of such work on upstream and downstream abutting properties.

There will be no impacts to abutters with this proposal. The proposed culverts will maintain hydrology and connectivity between the bisected wetland areas. There will be no flooding or backwatering up-gradient of the wetland crossing and no accumulation of flow or flooding down-gradient of crossing. The vegetation profile should be unchanged and there should be no down-gradient sedimentation as all areas to be impacted by construction will be bounded with erosion control devices.

12. The benefit of a project to the health, safety, and well being of the general public.

The proposed driveway will provide safe, dry all-season access to the lot. The installation of this driveway will facilitate utility/postal deliveries, access for emergency (fire & ambulance) personnel, and will provide service to Powder Mill road from the buildable area of the lot.

13. The impact of a proposed project on quantity or quality of surface and ground water. For example, where an applicant proposes to fill wetlands the applicant shall be required to document the impact of the proposed fill on the amount of drainage entering the site versus the amount of drainage exiting the site and the difference in the quality of water entering and exiting the site.

All impacted surface water will be removed of silts through the use of erosion control devices. There is to be no impact to groundwater as the proposed driveway grade will be raised above grade. None of the grading intends to intercept SHWT. There will be no significant difference in water quality exiting the site following completion of construction.

14. The potential of a proposed project to cause or increase flooding, erosion, or sedimentation.

There is little potential to increase flooding, erosion, or sedimentation as the increase in runoff will be negligible (impervious asphalt vs. saturated soil), the proposed culverts are intended to maintain up-gradient/down-gradient hydrology, and the area to be impacted will be surrounded by silt fence and/or straw bale barriers.

15. The extent to which a project that is located in surface waters reflects or redirects current or wave energy which might cause damage or hazards.

This project is not located in or around surface waters, therefore, there will be no reflection or redirection of wave energy.

16. The cumulative impact that would result if all parties owning or abutting a portion of the affected wetland or wetland complex were also permitted alterations to the wetland proportional to the extent of their property rights. For example, an applicant who owns only a portion of a wetland shall document the applicant's percentage of ownership of that wetland and the percentage of that ownership that would be impacted.

Only a small percentage of the wetland complex is to be disturbed in this proposal. The vast majority of wetland area on the property is to be protected from the impact areas and will be hydrologically connected. The total delineated wetland area of the parcel is 59,750 sq.ft. The proposal will impact approximately 9.3% of the wetland area (5,550 sq.ft.)

17. The impact of the proposed project on the values and functions of the total wetland or wetland complex.

Due to the size of the impact area and relatively low functional value of the impacted wetland there will be little to no loss in the functions and values of the Exter River watershed. There are no proposed impacts to the water quality or quantity within this proposal.

18. The impact upon the value of the sites included in the latest published edition of the National Register of Natural Landmarks, or sites eligible for such publication.

There are no natural landmarks within the vicinity of this project.

19. The impact upon the value of areas named in acts of congress or presidential proclamations as national rivers, national wilderness areas, national lakeshores, and such areas as may be established under federal, state, or municipal laws for similar and related purposes such as estuarine and marine sanctuaries.

There are no Federal, State, or locally protected areas similar to this within the vicinity. The Great Bay Estuary is not to be impacted by this proposal.

20. The degree to which a project redirects water from one watershed to another.

There will be no redirection of water from one watershed to another with this proposal.

Additional comments



**US Army Corps
of Engineers** ^R
New England District

**Programmatic General Permit (PGP)
Appendix B - Required Information and Corps Secondary Impacts Checklist**

In order for the Corps of Engineers to properly evaluate your application, applicants must submit the following information along with the DES Wetlands Bureau application or permit notification forms. Some projects may require more information. For a more comprehensive checklist, go to www.nae.usace.army.mil/regulatory, “Forms/Publications” and then “Application and Plan Guideline Checklist.” Check with the Corps at (978) 318-8832 for project-specific requirements. For your convenience, this Appendix B is also attached to the State of New Hampshire DES Wetlands Bureau application and Permit by Notification forms.

All Projects:

- Corps application form (ENG Form 4345) as appropriate.
- Photographs of wetland/waterway to be impacted.
- Purpose of the project.
- Legible, reproducible black and white (no color) plans no larger than 11”x17” with bar scale. Provide locus map and plan views of the entire property.
- Typical cross-section views of all wetland and waterway fill areas and wetland replication areas.
- In navigable waters, show mean low water (MLW) and mean high water (MHW) elevations. Show the high tide line (HTL) elevations when fill is involved. In other waters, show ordinary high water (OHW) elevation.
- On each plan, show the following for the project:
 - Vertical datum and the NAVD 1988 equivalent with the vertical units as U.S. feet. Don’t use local datum. In coastal waters this may be mean higher high water (MHHW), mean high water (MHW), mean low water (MLW), mean low lower water (MLLW) or other tidal datum with the vertical units as U.S. feet. MLLW and MHHW are preferred. Provide the correction factor detailing how the vertical datum (e.g., MLLW) was derived using the latest National Tidal Datum Epoch for that area, typically 1983-2001.
 - Horizontal state plane coordinates in U.S. survey feet based on the [insert state grid system] for the [insert state] [insert zone] NAD 83.
- Show project limits with existing and proposed conditions.
- Limits of any Federal Navigation Project in the vicinity of the project area and horizontal State Plane Coordinates in U.S. survey feet for the limits of the proposed work closest to the Federal Navigation Project;
- Volume, type, and source of fill material to be discharged into waters and wetlands, including the area(s) (in square feet or acres) of fill in wetlands, below the ordinary high water in inland waters and below the high tide line in coastal waters.
- Delineation of all waterways and wetlands on the project site, including vernal pools:
- Use Federal delineation methods and include Corps wetland delineation data sheets. See GC 2; Endnotes 1, 6, 7 and 15 in Appendix A; and www.nero.noaa.gov/hcd for eelgrass survey guidance.
- Appendix A, (e) Moorings, contains eelgrass survey requirements for the placement of moorings.
- For activities involving discharges of dredged or fill material into waters of the U.S., include a statement describing how impacts to waters of the U.S. are to be avoided and minimized, and either a statement describing how impacts to waters of the U.S. are to be compensated for (or a conceptual or detailed mitigation plan) or a statement explaining why compensatory mitigation should not be required for the proposed impacts. Please contact the Corps for guidance.



**US Army Corps
of Engineers**[®]
New England District

**New Hampshire Programmatic General Permit (PGP)
Appendix B - Corps Secondary Impacts Checklist
(for inland wetland/waterway fill projects in New Hampshire)**

1. Attach any explanations to this checklist. Lack of information could delay a Corps permit determination.
2. All references to “work” include all work associated with the project construction and operation. Work includes filling, clearing, flooding, draining, excavation, dozing, stumping, etc.
3. See PGP, GC 5, regarding single and complete projects.
4. Contact the Corps at (978) 318-8832 with any questions.

1. Impaired Waters	Yes	No
1.1 Will any work occur within 1 mile upstream in the watershed of an impaired water? See http://des.nh.gov/organization/divisions/water/wmb/section401/impaired_waters.htm to determine if there is an impaired water in the vicinity of your work area.*	X	
2. Wetlands	Yes	No
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200 feet of any proposed work?		X
2.2 Are there proposed impacts to SAS, shellfish beds, special wetlands and vernal pools (see PGP, GC 26 and Appendix A)? Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) website, www.nhnaturalheritage.org , specifically the book Natural Community Systems of New Hampshire .		X
2.3 If wetland crossings are proposed, are they adequately designed to maintain hydrology, sediment transport & wildlife passage?	X	
2.4 Would the project remove part or all of a riparian buffer? (Riparian buffers are lands adjacent to streams where vegetation is strongly influenced by the presence of water. They are often thin lines of vegetation containing native grasses, flowers, shrubs and/or trees that line the stream banks. They are also called vegetated buffer zones.)		X
2.5 The overall project site is more than 40 acres.		X
2.6 What is the size of the existing impervious surface area?	0 SQ.FT	
2.7 What is the size of the proposed impervious surface area?	7,250 SQ.FT	
2.8 What is the % of the impervious area (new and existing) to the overall project site?	0% --> 3.3%	
3. Wildlife	Yes	No
3.1 Has the NHB determined that there are known occurrences of rare species, exemplary natural communities, Federal and State threatened and endangered species and habitat, in the vicinity of the proposed project? (All projects require a NHB determination.)	X	
3.2 Would work occur in any area identified as either “Highest Ranked Habitat in N.H.” or “Highest Ranked Habitat in Ecological Region”? (These areas are colored magenta and green, respectively, on NH Fish and Game’s map, “2010 Highest Ranked Wildlife Habitat by Ecological Condition.”) Map information can be found at: <ul style="list-style-type: none"> • PDF: www.wildlife.state.nh.us/Wildlife/Wildlife_Plan/highest_ranking_habitat.htm. • Data Mapper: www.granit.unh.edu. • GIS: www.granit.unh.edu/data/downloadfreedata/category/databycategory.html. 		X

3.3 Would the project impact more than 20 acres of an undeveloped land block (upland, wetland/waterway) on the entire project site and/or on an adjoining property(s)?		X
3.4 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		X
3.5 Are stream crossings designed in accordance with the PGP, GC 21?	N/A	
4. Flooding/Floodplain Values	Yes	No
4.1 Is the proposed project within the 100-year floodplain of an adjacent river or stream?	X	
4.2 If 4.1 is yes, will compensatory flood storage be provided if the project results in a loss of flood storage?		X
5. Historic/Archaeological Resources		
For a minor or major impact project - a copy of the Request for Project Review (RPR) Form (www.nh.gov/nhdhr/review) shall be sent to the NH Division of Historical Resources as required on Page 5 of the PGP**	X	

*Although this checklist utilizes state information, its submittal to the Corps is a Federal requirement.

** If project is not within Federal jurisdiction, coordination with NH DHR is not required under Federal law..



New Hampshire Natural Heritage Bureau

To: Spencer Tate
PO Box 118
Milford, NH 03055

Date: 7/13/2015

From: NH Natural Heritage Bureau

Re: Review by NH Natural Heritage Bureau of request dated 7/13/2015
NHB File ID: NHB15-2323

Applicant: Spencer Tate

Location: Tax Map(s)/Lot(s): 102-7
Exeter

Project Description: Project proposes to install a driveway to provide safe and dry access to the buildable area of the lot.

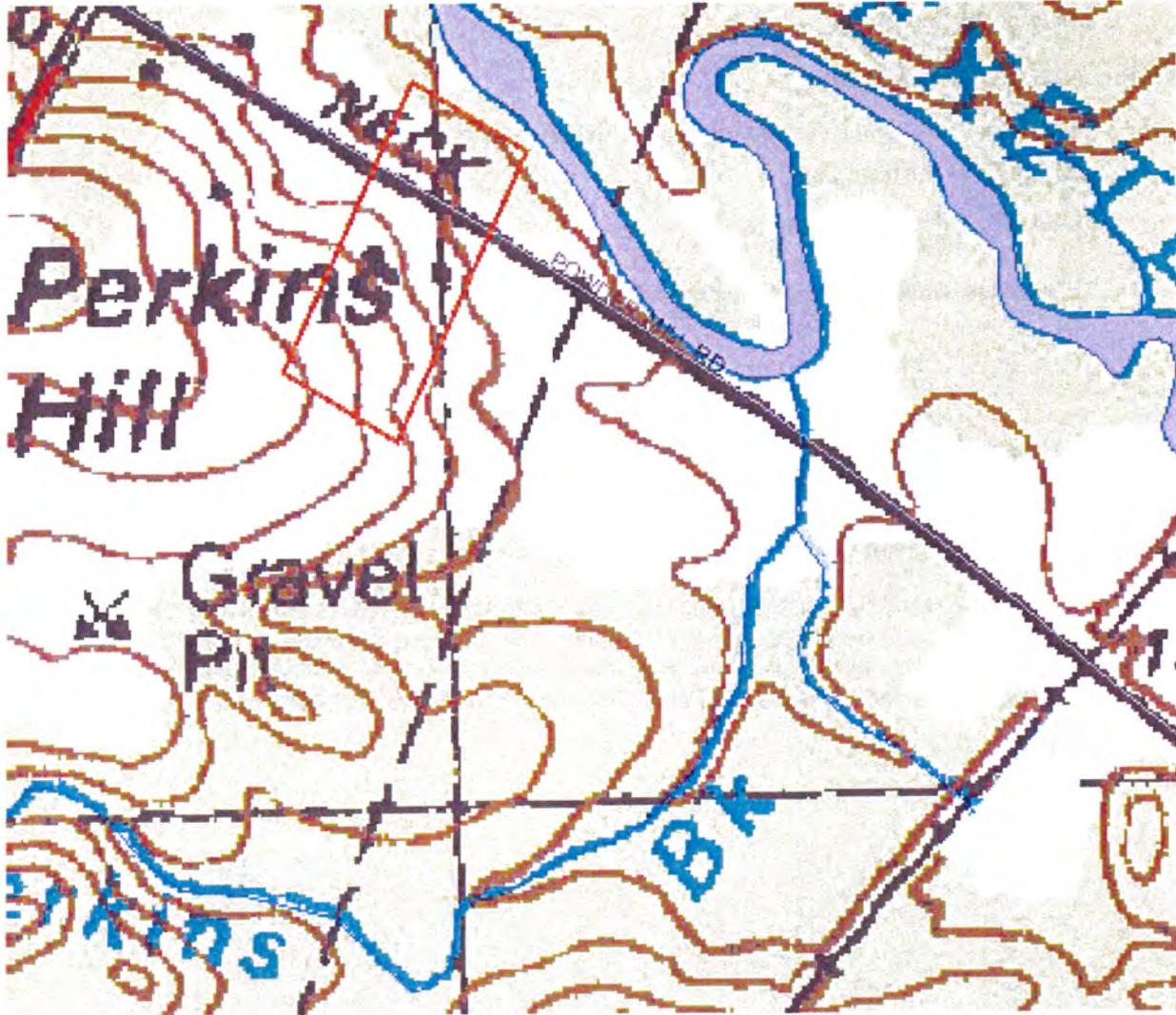
The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded occurrences for sensitive species near this project area.

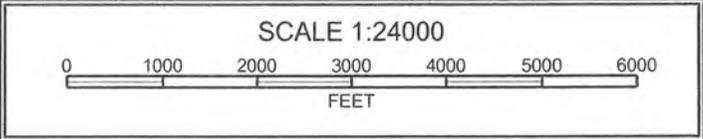
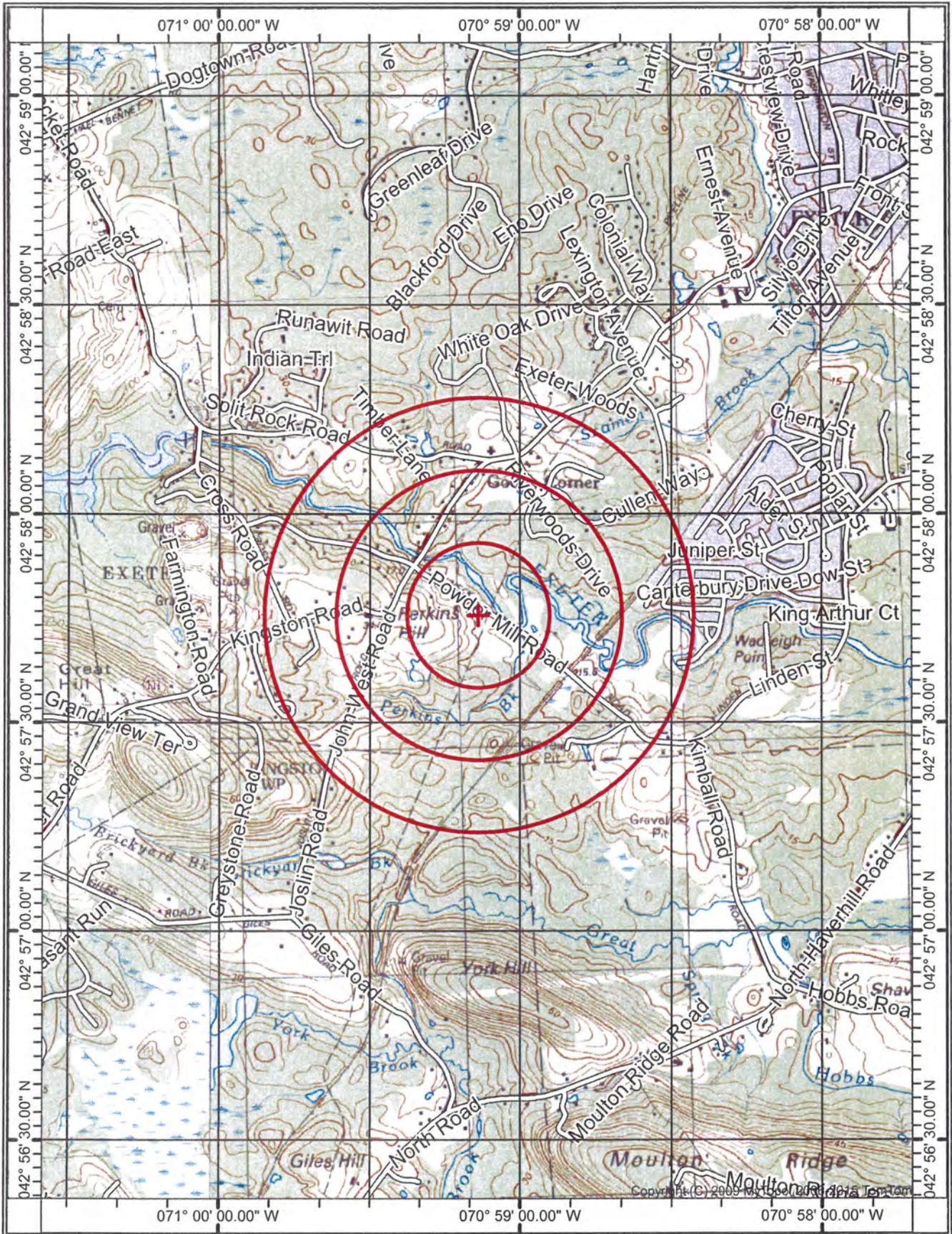
A negative result (no record in our database) does not mean that a sensitive species is not present. Our data can only tell you of known occurrences, based on information gathered by qualified biologists and reported to our office. However, many areas have never been surveyed, or have only been surveyed for certain species. An on-site survey would provide better information on what species and communities are indeed present.

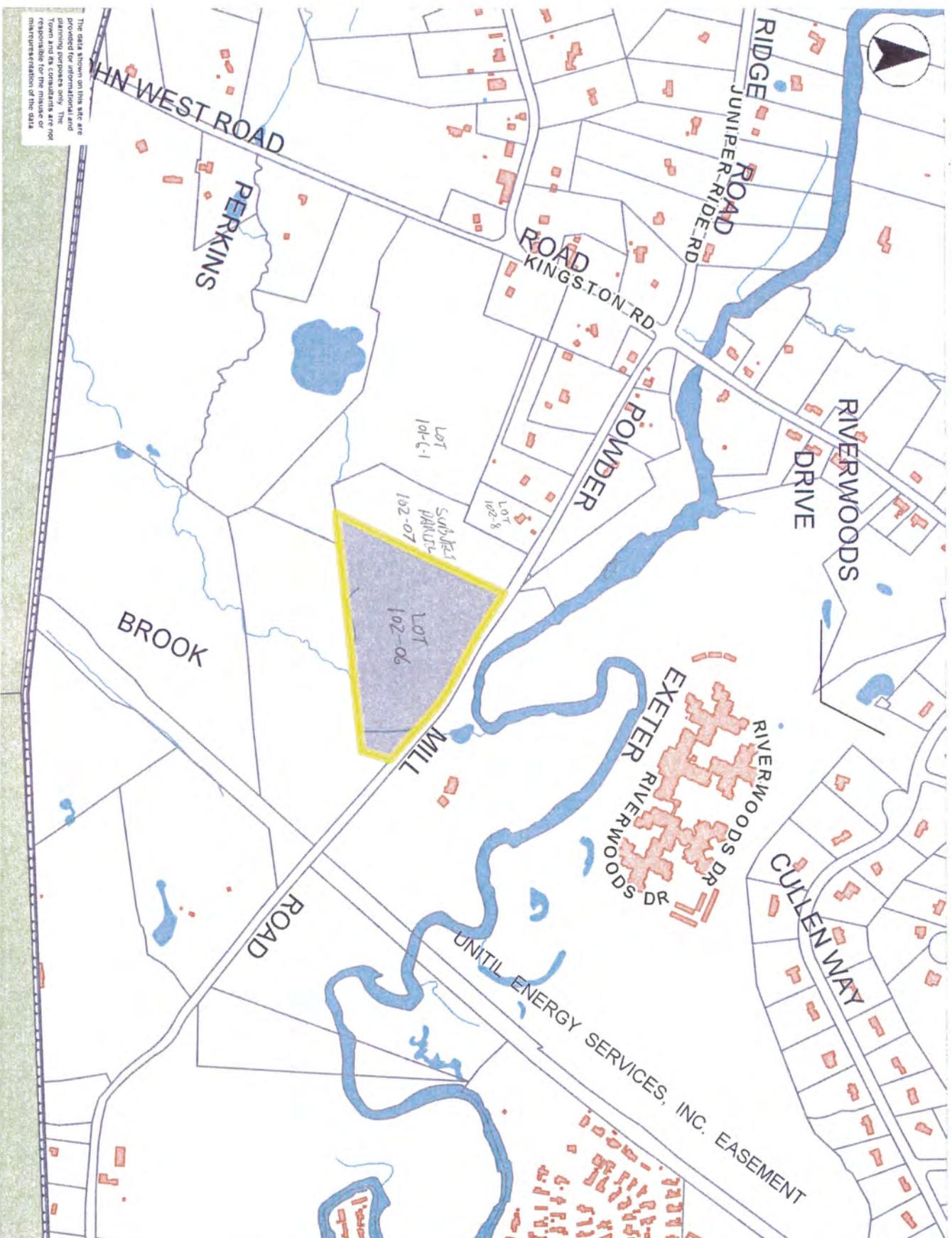
This report is valid through 7/12/2016.



MAP OF PROJECT BOUNDARIES FOR NHB FILE ID: NHB15-2323







The data shown on this site are not to be used for any purpose other than the one for which they were provided. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

0 820 1640 ft

Printed on 07/13/2015 at 02:10 PM



- Parcels
- Lot Numbers
- Interstate
- US Highway
- State Highway
- Town Boundary
- Abutting Towns
- Streets
- Misc. Streams
- Parcel Streams
- Open Water
- Buildings



MERIDIAN LAND SERVICES, INC.

CIVIL ENGINEERING | LAND SURVEYING | PERMITTING | SOIL & WETLAND MAPPING | SEPTIC DESIGN | ENVIRONMENTAL

Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031

Mailing: PO Box 118, Milford, NH 03055

Phone: 603-673-1441 * Fax 603-673-1584

www.MeridianLandServices.com

July 13, 2015
MLS #09718.00/SCT

List of Abutters Map 102 Lot 7 Exeter, New Hampshire

102-8
DEBORAH MARSTON
45 GILES ROAD
EAST KINGSTON, NH 03827

101-6-1
BERKE FAMILY TRUST
108 KINGSTON ROAD
EXETER, NH 03833

102-006
TOWN OF EXETER
10 FRONT STREET
EXETER, NH 03833

MERIDIAN LAND SERVICES INC.
31 OLD NASHUA ROAD SUITE #2
P.O. BOX 118
MILFORD, N.H. 03055-0118



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LAND SERVICES, INC.

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Mailing: PO Box 118, Milford, NH 03055

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www.MeridianLandServices.com

July 13, 2015

RE: **Wetlands Permit application**
Maverick Development Corp.
Lot 102-7
Exeter, NH

MLS File #09718.00

Dear Abutter:

In compliance with RSA 482-A, Dredge and Fill in Wetlands, as an abutter you are hereby notified that Maverick Development Corp. has applied to the New Hampshire Department of Environmental Services, Wetlands Bureau for a wetlands permit in conjunction with creating a wetland crossing to gain access to buildable area on their property.

Plans are on file at this office. If you have any questions or comments concerning this application, please contact Spencer Tate at Meridian Land Services, Inc. 673-1441.

If you have any comments relative to this submission, please send them to:

State of New Hampshire - D.E.S.
Wetlands Bureau
P. O. Box 95
Concord, New Hampshire 03302-0095

Sincerely,
MERIDIAN LAND SERVICES, INC.


Spencer C. Tate
Apprentice Wetland Scientist

H:\MLS_WP\09718

Name and Address of Sender
 Meridian Land Services, Inc.
 PO Box 118
 Milford, NH 03055

Check type of mail or service:

- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here
 (If issued as a certificate of mailing, or for additional copies of this bill) Postmark and Date of Receipt



Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	Fee	SH Fee	RD Fee	RR Fee
1.	102-8 DEBORAH MARSTON 45 GILES ROAD EAST KINGSTON, NH 03827	.48	3.30 3.45								
2.	101-6-1 BERKE FAMILY TRUST 108 KINGSTON ROAD EXETER, NH 03833	.48	3.30 3.45								
3.	102-006 TOWN OF EXETER 10 FRONT STREET EXETER, NH 03833	.48	3.30 3.45								
4.											
5.											
6.											
7.											
8.											

Total Number of Pieces Listed by Sender: 3

Total Number of Pieces Received at Post Office: 3

Postmaster, Per (Name of receiving employee): [Signature]

PS Form 3877, February 2002 (Page 1 of 2)

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$5.75



Sent To Donald Clement c/o Theresa Walker
 Exeter - Squamscott Riv. Loc. Advisory Comm. H. H. L.
 Street, Apt. No. or PO Box No. 1516 Water Street
 City, State, ZIP+4 Exeter NH 03823



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Office: 31 Old Nashua Road, Suite 2, Amherst, NH 03031

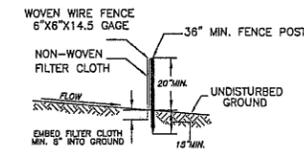
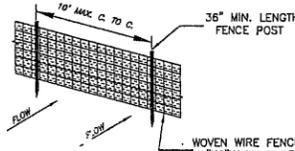
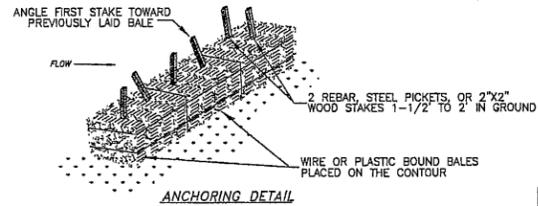
Mailing: PO Box 118, Milford, NH 03055

Phone: 603-673-1441 * Fax 603-673-1584

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#7





CONSTRUCTION SPECIFICATIONS

- BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4".
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY STAKES OR REBARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE ANGLED TOWARDS PREVIOUSLY LAID BALE TO FORCE BALES TOGETHER.
- INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

STRAW BALE BARRIER

NOT TO SCALE

SILT FENCE DETAIL

EROSION CONTROL DETAILS

EROSION CONTROL NOTES:

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:

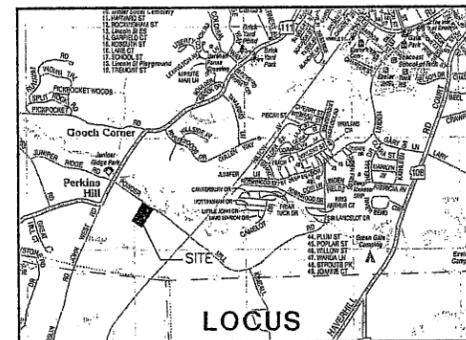
- INSTALLATION OF STRAWBALE BARRIERS AND SILTATION FENCES SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA. PREFABRICATED SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- STRAWBALE BARRIERS AND SILTATION FENCES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A HEALTHY STAND OF VEGETATIVE COVER. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL.
- EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
- THE AREA OF LAND EXPOSED AND THE TIME OF EXPOSURE SHALL BE MINIMIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
- DURING EXCAVATION THE PROJECT SHALL BE GRADED IN SUCH A WAY THAT ALL SIDE SLOPES SLOPE INTO THE PROJECT.
- ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4.5" OF LOAM INSTALLED WITH SOD OR NOT LESS THAN 1.1 POUNDS OF SEED MIX PER 1,000 SQ. FT. SEED MIXTURE SHALL BE:

TALL FESCUE -	0.45 LBS.
CREeping RED FESCUE -	0.45 LBS.
BIRDFOOT TREFLOIL -	0.20 LBS.
- LIME AND LOW PHOSPHATE SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF SEEDING. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA NATURAL RESOURCE CONSERVATION SERVICES RECOMMENDATIONS. LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER TO CONTAIN NO MORE THAN 2% PHOSPHOROUS AND AT MINIMUM 50% SLOW RELEASE NITROGEN COMPONENTS
- PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS.

CULVERT CHART:

CULVERT	DIAM.	TYPE	LENGTH	INVERT IN	INVERT OUT	SLOPE
C-1	12"	HDPE	24'	201.1	200.8	0.0125
C-2	12"	HDPE	24'	201.5	201.2	0.0125
C-3	12"	HDPE	30'	209.3	209.0	0.0100
C-4	12"	HDPE	24'	216.0	215.7	0.0125

ALL CULVERTS ARE TO BE PARTIALLY EMBEDDED. USE LOCALLY EXCAVATED MATERIAL TO LINE PIPE. GRADE INLET AND OUTLET OF CULVERTS TO MATCH EXISTING GRADE.



REFERENCE PLAN:

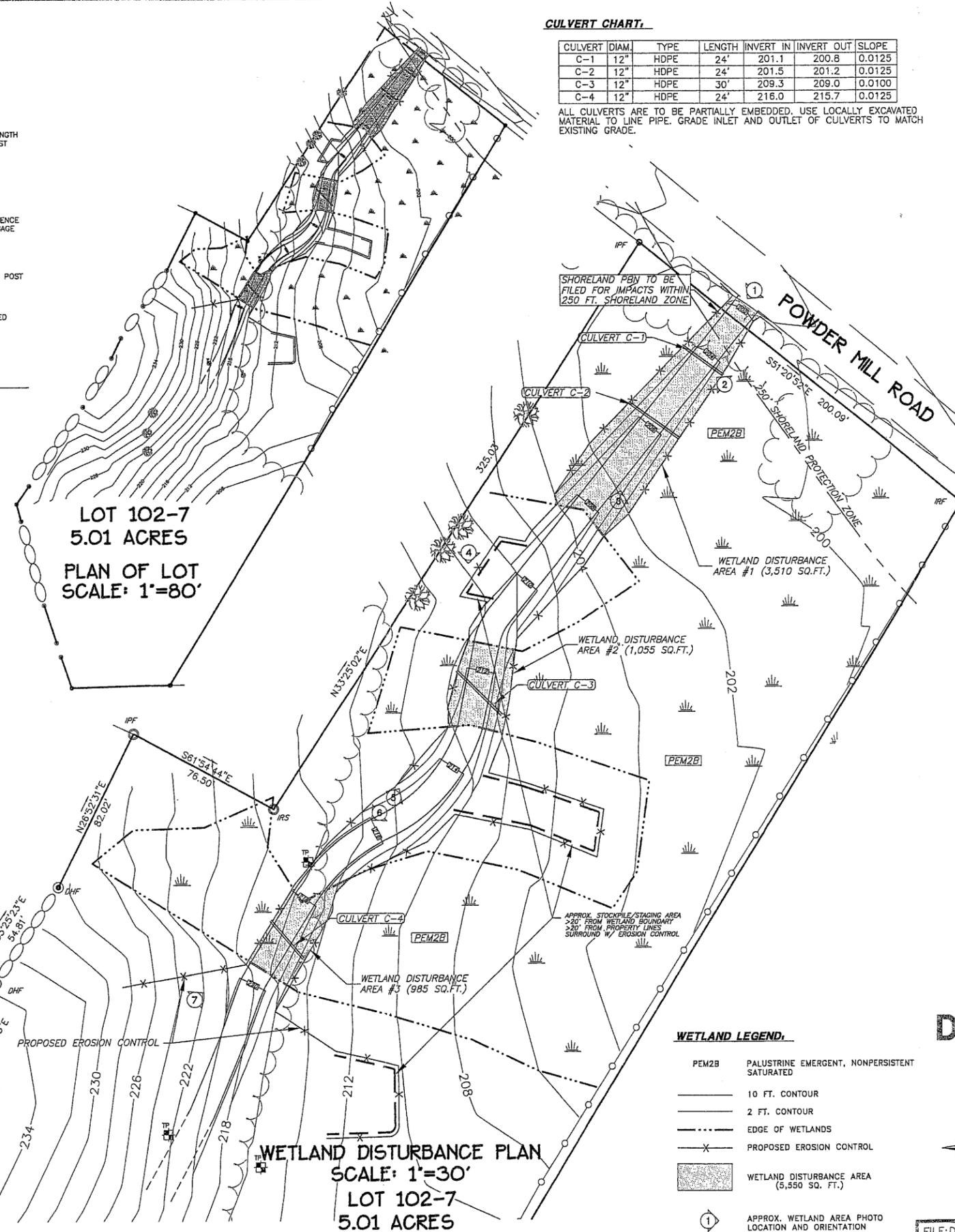
- EXISTING CONDITIONS PLAN - TAX MAP 102 LOT 7 - POWDER MILL ROAD - EXETER, NH SCALE: 1"=50', DATED JUNE 8, 2015 BY ERIC C. MITCHELL + ASSOC. INC.

NOTES

- OWNER IS MAVERICK DEVELOPMENT CORP., P.O. BOX 10833 BEDFORD, NH 03110.
- WETLANDS WERE DELINEATED IN ACCORDANCE WITH THE 'CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL' (1987) AND REGIONAL SUPPLEMENT BY TIMOTHY FERWERDA, CWS IN SPRING, 2015.
- BOUNDARY INFORMATION WAS DEVELOPED ENTIRELY FROM THE REFERENCE PLAN CITED ABOVE.
- THE WETLANDS TO BE CROSSED ARE NOT RIVERINE SYSTEMS.
- CONSTRUCTION IS TO OCCUR DURING A 'LOW WATER' TIME OF YEAR.

CONSTRUCTION SEQUENCE NOTES:

- INSTALL STRAWBALE BARRIERS OR SILTATION CONTROL FENCES IN LOCATIONS SHOWN ON PLANS. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
- CUT AND CLEAR WOODY VEGETATION; DISPOSE OF DEBRIS.
- REMOVE TOPSOIL AND STOCKPILE AWAY FROM ANY WETLAND. STABILIZE STOCKPILE IMMEDIATELY BY SEEDING.
- ROUGH GRADE SITE AND CONSTRUCT DRIVE. INSTALL CULVERTS AT ELEVATIONS SHOWN ON PLANS. ALL CUT AND FILL SLOPES SHALL BE STABILIZED UPON COMPLETION OF ROUGH GRADING PER THE EROSION CONTROL NOTES.
- INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A DAILY BASIS AND AFTER ANY STORMS.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, CULVERTS, DITCHES, SILTATION FENCES, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
- FINISH GRADING TO PREPARE FOR PAVING, LOAMING AND SEEDING. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
- NONBIODEGRADABLE EROSION CONTROL MEASURES SHALL BE REMOVED WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED.



WETLAND PERMIT PLAN
MAP 102, LOT 7
PREPARED FOR
MAVERICK DEVELOPMENT CORP.
EXETER, NEW HAMPSHIRE
 SCALE: 1" = VARIES JULY 13, 2015

MERIDIAN LAND SERVICES, INC.
 ENGINEERING | SURVEYING | PERMITTING
 SOIL & WETLAND MAPPING | SEPTIC DESIGN
 31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL: 603-673-1441
 MERIDIANLANDSERVICES.COM FAX: 603-673-1584

GRAPHIC SCALE

1"=30'	15'	0	30'	60'	90'
1"=80'	40'	0	80'	160'	240'

REV.	DATE	DESCRIPTION	C/O	DR	CK

Jul 15, 2015 - 7:01 am SCT
 P:\15_0715\15030WA.dwg & CREFF53P?

JONES & BEACH ENGINEERS, INC.
LETTER OF TRANSMITTAL

85 Portsmouth Avenue
PO Box 219
Stratham, NH 03885
Telephone: 603-772-4746
Fax: 603-772-0227

PO Box 484
Alton, NH 03809
E-mail: jbe@jonesandbeach.com

Date: 7/31/2015	JBE Project No: 14101
Company: Town of Exeter	RE: 80 Epping Road
Attn: Conservation Commission	Exeter, NH
10 Front Street Exeter, NH 03833	

Delivery Type: Delivery

We are sending you Attached Under separate cover via the following:

<u>COPIES</u>	<u>DOC. DATE</u>	<u>NO.</u>	<u>DESCRIPTION</u>
15	Rev. 7/31/15	1	Copies of reduced-size (11"x17") Plan Sheet No. OV1, OV2, C5, C6 & P1
3	Rev. 7/31/15	2	Copies of full-size Plan Sheet No. OV1, OV2, C5, C6 & P1

THESE ARE TRANSMITTED as checked below:

For approval For your use As requested For review/comment

COMMENTS:

We respectfully request placement on the Conservation Commission Agenda for August 11, 2015. Please call with any questions you may have. Thank you very much for your time.

RECEIVED

JUL 31 2015

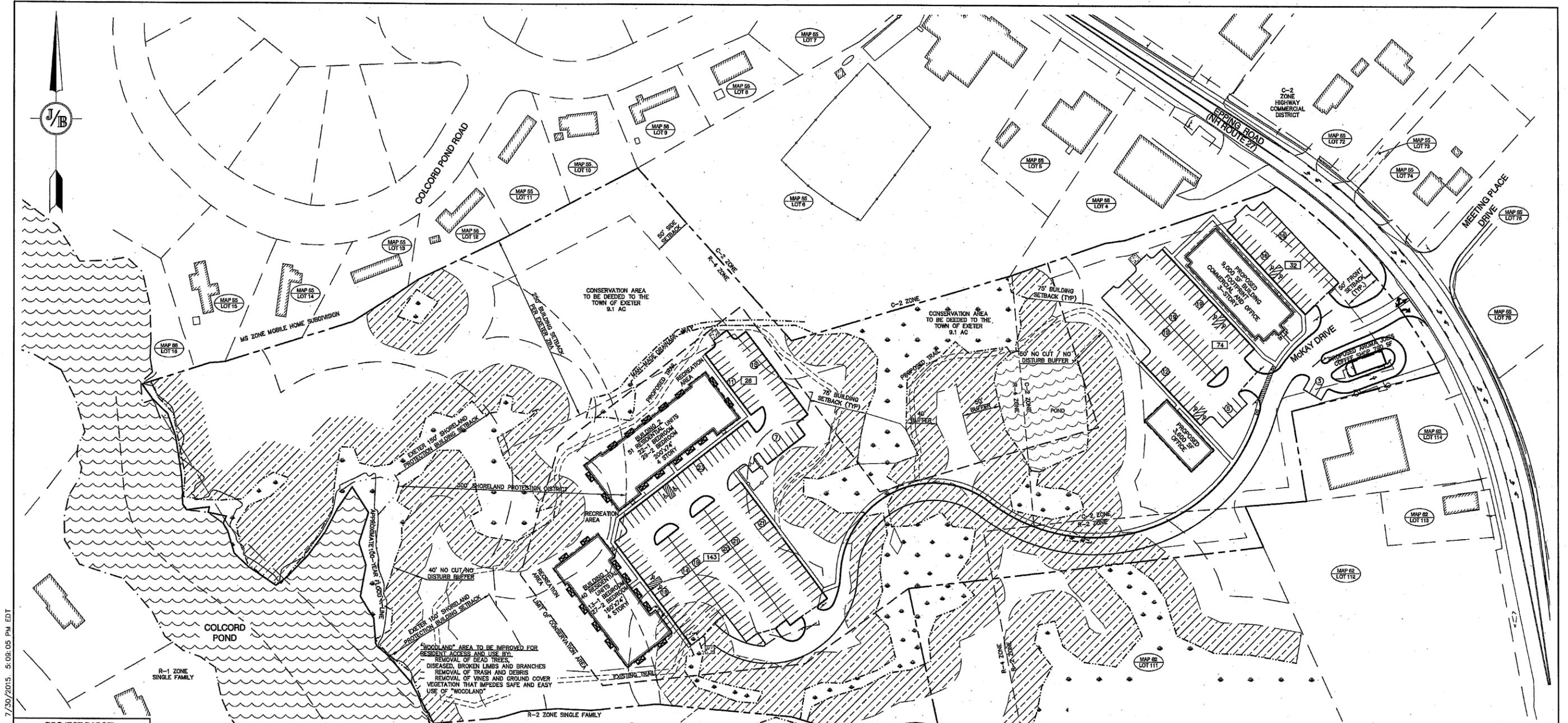
EXETER PLANNING OFFICE

Signed:
JONES & BEACH ENGINEERS, INC.



Jonathan S. Ring
President

CC: Mike Garrepy, Tuck Realty Corp. (1 full-size copy of plan sheets via US Mail)
Jim Gove, CWS, CSS, Gove Environmental Services, Inc. (1 full-size copy of plan sheets via US Mail)
Jeff Hyland, ASLA, CLARB, Ironwood design group, LLC (1 full-size copy of plan sheets via US Mail)



PROJECT PARCEL
 TAX MAP 65 LOT 3
 TAX MAP 62 LOT 111

TOTAL LOT AREA
 723,999 SF
 16.62 ACRES

APPLICANT
 TUCK REALTY CORP.
 149 EPPING ROAD, SUITE 2A
 EXETER, NH 03833

OWNER OF RECORD
 TAX MAP 65 LOT 3
 80 EPPING ROAD REALTY TRUST
 DAVID SANDERSON, TRUSTEE
 33 HOBBS ROAD
 NORTH HAMPTON, NH 03862
 BK. 4744 PG. 1327

TAX MAP 62 LOT 111
 PATRICIA WASHBURNE
 REVOCABLE TRUST
 PATRICIA WASHBURNE, TRUSTEE
 PO BOX 38
 MIDDLETON, NH 03887
 BK. 3521 PG. 2229

Design: JSR Draft: PSL Date: 1/15/14
 Checked: JSR Scale: 1"=60' Project No.: 14101
 Drawing Name: 14101-PLAN.dwg

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REV.	DATE	REVISION	BY
1	7/31/15	SUBMIT CONSERVATION COMMISSION	LAZ
0	9/11/15	ISSUED FOR REVIEW	PSL

Designed and Produced in NH

J/B Jones & Beach Engineers, Inc.

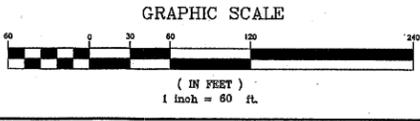
85 Portsmouth Ave.
 PO Box 219
 Stratham, NH 03885

Civil Engineering Services

603-772-4746
 FAX: 603-772-0227
 E-Mail: JBE@JONESANDBEACH.COM

NOTES

- THE INTENT OF THIS PLAN IS TO SHOW A PROPOSED LAYOUT FOR A MIXED-USE BUILDING, AN OFFICE BUILDING, AND A COFFEE SHOP IN THE C-2 ZONE, AND TWO RESIDENTIAL BUILDINGS IN THE R-4 ZONE, WITH A TOTAL OF 91 UNITS. MUNICIPAL WATER AND SEWER ARE AVAILABLE.
- C-2 HIGHWAY COMMERCIAL ZONING DISTRICT
 MINIMUM LOT AREA: 20,000 S.F.
 DWELLING UNIT: 5,000 S.F.
 MINIMUM WIDTH: 150'
 MINIMUM DEPTH: 100'
 MAXIMUM HEIGHT: 35'
 MAXIMUM BUILDING COVERAGE: 30%
 MINIMUM OPEN SPACE: 15%
 BUILDING SETBACKS-MINIMUM
 FRONT: 50'
 SIDE: 20'
 REAR: 50'
 PARKING SETBACK FROM WETLAND: 75'
 BUILDING SETBACK FROM WETLAND: 75'
- DENSITY CALCULATION ZONE C-2
 A. TOTAL PARCEL ZONE C-2 AREA = 154,022 S.F.
 B. LESS 100% (11,214 S.F.) OPEN WATER = 152,808 S.F.
 C. LESS 75% (2,935 S.F.) WETLANDS = 150,873 S.F.
 D. LESS ACCESS ROAD (10,107 SF) AREA = 140,500 SF
 E. NET TRACT AREA = 140,500 S.F.
 F. BASE DENSITY = 140,500 S.F./5,000 S.F. = 28 UNITS
 TOTAL UNITS ALLOWED = 28 UNITS (C-2)
- PARKING REQUIREMENTS FOR C-2 ZONE:
 A. 1 SPACE/200 SF COMMERCIAL/OFFICE SPACE
 9,000 X 3 = 27,000 SF/200 = 90 SPACES REQUIRED
 B. 1 SPACE/300 SF COMMERCIAL/OFFICE SPACE
 3,600 S.F./300 = 12 SPACES REQUIRED
 C. 3 SPACES FOR AROMA JOE'S
 TOTAL SPACES REQUIRED = 105
 TOTAL SPACES PROVIDED = 109
- R-4 MULTI-FAMILY RESIDENTIAL ZONING DISTRICT
 MINIMUM LOT AREA: 21,000 S.F.
 DWELLING UNIT: 7,000 S.F.
 MINIMUM WIDTH: 100'
 MINIMUM DEPTH: 200'
 MAXIMUM HEIGHT: 40' (3 STORIES)
 MAXIMUM BUILDING COVERAGE: 30%
 MINIMUM OPEN SPACE: 30%
 BUILDING SETBACKS-MINIMUM
 FRONT: 100'
 SIDE & REAR: 50'
 PARKING SETBACK FROM WETLAND: 75'
 BUILDING SETBACK FROM WETLAND: 75'
 MAN-MADE DRAINAGE STRUCTURES INCLUDING, BUT NOT LIMITED TO, DETENTION PONDS, RETENTION PONDS, AND DRAINAGE SWALES SHALL NOT BE CONSIDERED PART OF THE WETLANDS PROTECTION OVERLAY DISTRICT, PER ZONING ARTICLE 9.1.3.D
- MULTI-FAMILY OPEN SPACE DENSITY CALCULATION ZONE R-4
 A. TOTAL PARCEL ZONE R-4 AREA = 539,589 S.F.
 B. TRACT AREA (60%) = 485,630 S.F.
 C. LESS 100% (10,323 S.F.) 100 YEAR FLOOD = 475,307 S.F.
 D. LESS 100% (3,810 S.F.) OPEN WATER = 471,497 S.F.
 E. LESS 75% (76,963 S.F.) WETLANDS = 413,976 S.F.
 F. LESS ACCESS ROAD (15,394 SF) AREA = 398,611 SF
 G. NET TRACT AREA = 398,611 S.F.
 H. BASE DENSITY = 398,611 S.F./7,000 S.F. = 57 UNITS
 I. POSSIBLE 50% DEEDED CONSERVATION BONUS OF 10%
 57 X 0.10 = 5.7 UNITS ADDITIONAL = 6 UNITS
 TOTAL UNITS ALLOWED = 63 UNITS (R-4)
- TOTAL UNITS ALLOWED FOR ENTIRE PARCEL = 91 UNITS
- PARKING REQUIREMENTS FOR R-4 ZONE:
 2 SPACES/2-BEDROOM UNIT=56 UNITS X2 = 112 SPACES
 1 SPACES/1-BEDROOM UNIT=35 UNITS = 35 SPACES
 1 VISITOR SPACE /4 UNITS = 91/4=23 SPACES
 TOTAL SPACES REQUIRED = 170 SPACES
 TOTAL SPACES PROVIDED = 169 SPACES (1.86 SPACES/UNIT)
- 100 YEAR FLOOD LINE SHOWN AS APPROVED BY FEMA LOMA (LETTER OF MAP AMENDMENT) DATED JUNE 3, 2010, CASE NO. 10-01-1244A, AT ELEVATION=47.0'



TOWN OF EXETER PLANNING BOARD CASE NO. 21506

CHAIRPERSON _____ DATE: _____

Plan Name: **OVERVIEW SITE PLAN**

Project: **80 EPPING ROAD, EXETER, NEW HAMPSHIRE**
 TUCK REALTY CORP.

Applicant: **149 EPPING ROAD, SUITE 2A, EXETER, NH 03833**

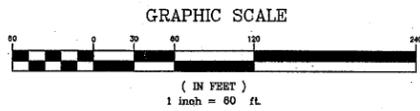
DRAWING No.
OV1
 SHEET 2 OF 28
 JBE PROJECT NO. 14101

F:\Land Projects\3\14101-EXETER-80-EPPING-ROAD-PORTER.dwg\14101-PLAN.dwg 7/30/2015, 5:08:05 PM EDT



F:\land\Projects\14101-EXETER-80-EPPING-ROAD-PORTER.dwg 7/30/2015 5:09:05 PM EDT
 3\14101-EXETER-80-EPPING-ROAD-PORTER.dwg\14101-PLAN.dwg

PROJECT PARCEL
 TAX MAP 55 LOT 3
 TAX MAP 62 LOT 111
TOTAL LOT AREA
 723,989 SF
 16.62 ACRES
APPLICANT
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 149 EPPING ROAD, SUITE 2A
 EXETER, NH 03833
OWNER OF RECORD
 TAX MAP 55 LOT 3
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 33 HOBBS ROAD
 NORTH HAMPTON, NH 03862
 BK. 4744 PG. 1327
 TAX MAP 62 LOT 111
 PATRICIA WASHBURNE
 REVOCABLE TRUST
 PATRICIA WASHBURNE, TRUSTEE
 PO BOX 38
 MIDDLETON, NH 03887
 BK. 3521 PG. 2229



Design: JSR Draft: PSL Date: 1/15/14
 Checked: JSR Scale: 1"=60' Project No.: 14101
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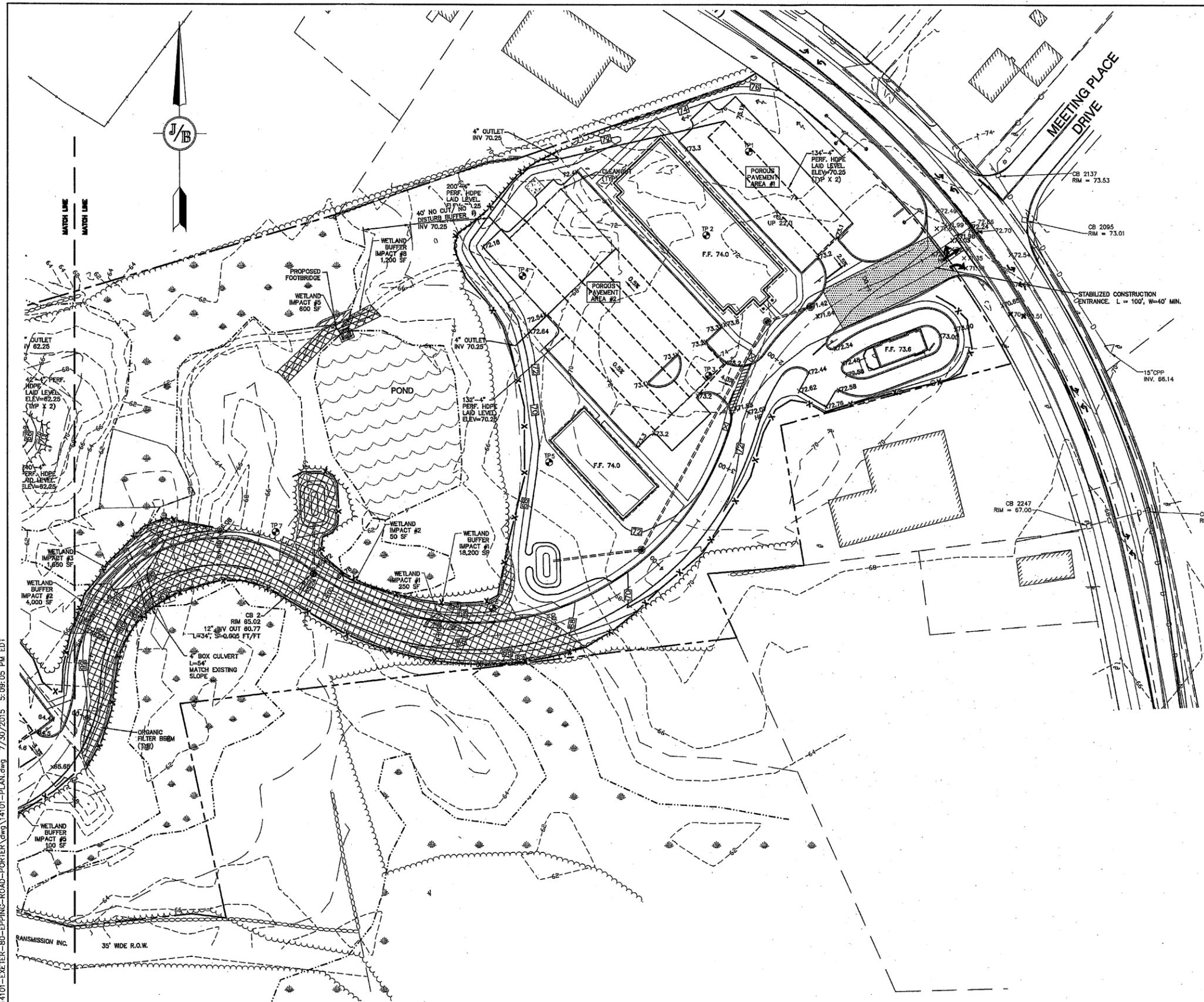


REV.	DATE	REVISION	BY
1	7/31/15	SUBMIT CONSERVATION COMMISSION	LAZ
0	3/11/15	ISSUED FOR REVIEW	PSL

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. 603-772-4746
 PO Box 219 FAX: 603-772-0227
 Stratham, NH 03885 E-Mail: JBE@JONESANDBEACH.COM

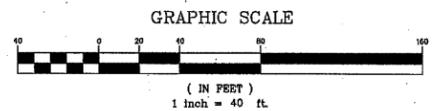
Plan Name: **OVERVIEW EXISTING CONDITIONS PLAN**
 Project: **80 EPPING ROAD, EXETER, NEW HAMPSHIRE**
 Applicant: **TUCK REALTY CORP.**
 149 EPPING ROAD, SUITE 2A, EXETER, NH 03833

DRAWING No.
OV2
 SHEET 3 OF 28
 JBE PROJECT NO. 14101



GRADING AND DRAINAGE NOTES:

1. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
2. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
5. ALL ROOF DRAINS FROM BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT THE END. ALL EXTERIOR ROOF DOWNSPOUTS ARE TO BE INSTALLED WITH OVERFLOW DEVICES.
6. ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
7. PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
8. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 3" DEEP SUMP WITH GREASE HOODS, UNLESS OTHERWISE NOTED.
9. ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED.
10. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H2O LOADING AND SHALL BE INSTALLED ACCORDINGLY.
11. IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
12. ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
13. STONE INLET PROTECTION SHALL BE PLACED AT ON-SITE CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
14. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
15. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
16. ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
17. SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
18. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.25" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
19. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
20. CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
21. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
22. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
23. SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
24. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
25. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
26. SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.
27. ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT) AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.5 GRADING, DRAINAGE, AND EROSION & SEDIMENT CONTROL, AND THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES, IN EXETER, NH."



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Design: JSR Draft: PSL Date: 1/15/14
 Checked: JSR Scale: 1"=40' Project No.: 14101
 Drawing Name: 14101-PLAN.dwg
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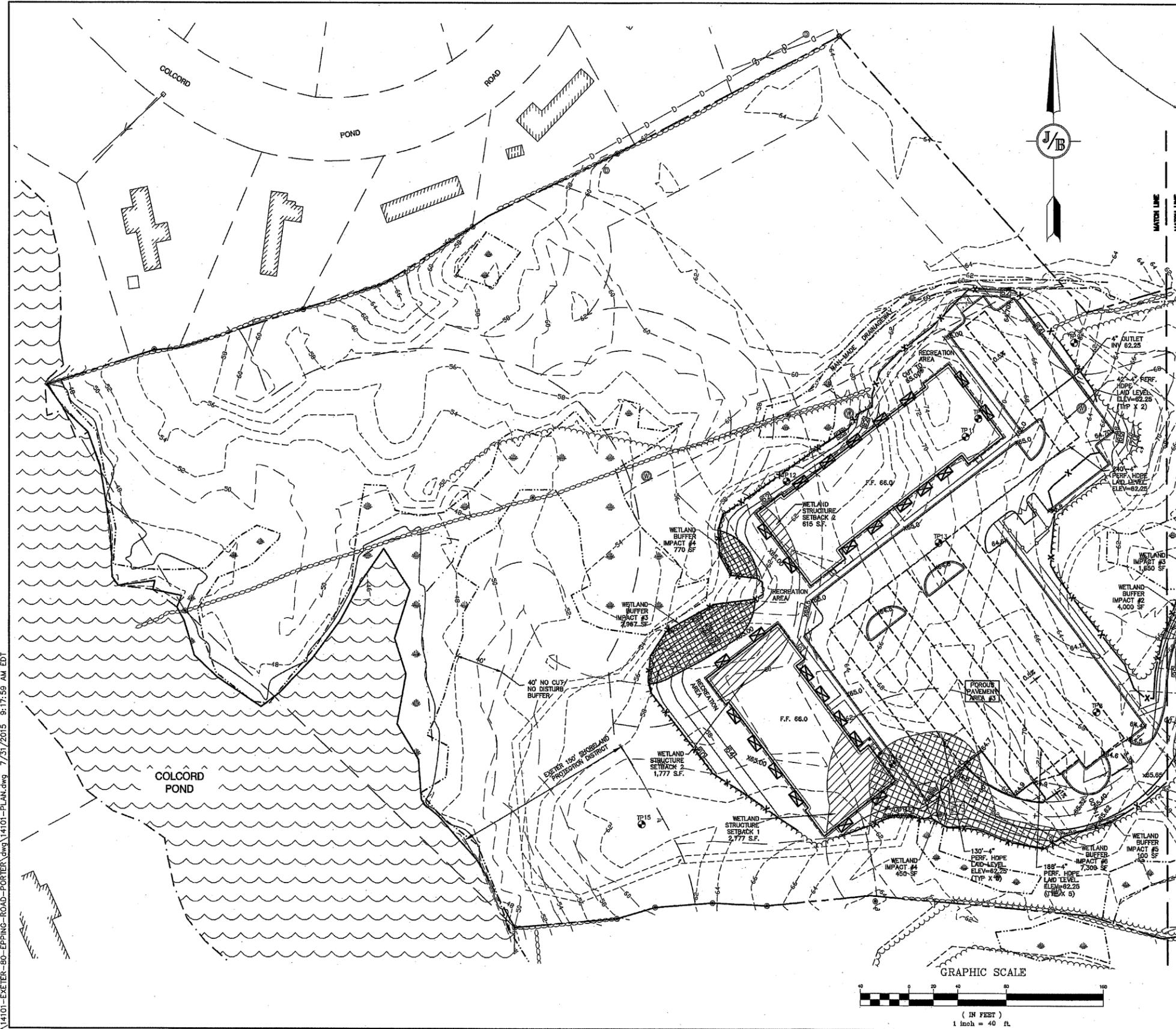
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Plan Name:	GRADING AND DRAINAGE PLAN
Project:	80 EPPING ROAD, EXETER, NEW HAMPSHIRE
Applicant:	TUCK REALTY CORP. 149 EPPING ROAD, SUITE 2A, EXETER, NH 03833

DRAWING No.
C5
 SHEET 8 OF 28
 JBE PROJECT NO. 14101

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- NOTES:**
- THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FROM THE CONSTRUCTION SITE. THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WHICH SHALL REMAIN ON SITE AND BE MADE ACCESSIBLE TO THE PUBLIC. THE CONSTRUCTION SITE OPERATOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA REGIONAL OFFICE SEVEN DAYS PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. EPA WILL POST THE NOI AT [HTTP://CFPUB.EPA.GOV/NPDES/STORMWATER/NOI/NOISEARCH.CFM](http://cfpub.epa.gov/npdes/stormwater/noi/noisearch.cfm). AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE" STATUS ON THIS WEBSITE. A COMPLETED NOTICE OF TERMINATION SHALL BE SUBMITTED TO THE NPDES PERMITTING AUTHORITY WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET:
 - FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE; OR
 - ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED. PROVIDE DPW WITH A COPY OF THE NOTICE OF TERMINATION (NOT).
 - ALL ROAD AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE TOWN, AND NHDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
 - AS-BUILT PLANS TO BE SUBMITTED TO THE TOWN PRIOR TO ACCEPTANCE OF THE ROADWAY.
 - DEVELOPER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
 - CONTRACTOR TO COORDINATE AND COMPLETE ALL WORK REQUIRED FOR THE RELOCATION AND/OR INSTALLATION OF ELECTRICAL, CABLE, TELEPHONE, AND FIRE ALARM PER UTILITY DESIGN AND STANDARDS. LOCATIONS SHOWN ARE APPROXIMATE. LOW PROFILE STRUCTURES SHALL BE USED TO THE GREATEST EXTENT POSSIBLE.
 - THIS PLAN HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
 - SILTATION AND EROSION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN UNTIL SITE HAS BEEN STABILIZED WITH PERMANENT VEGETATION. SEE DETAIL SHEET E1 FOR ADDITIONAL NOTES ON EROSION CONTROL.
 - ALL DISTURBED AREAS NOT STABILIZED BY NOVEMBER 1st SHALL BE COVERED WITH AN EROSION CONTROL BLANKET. PRODUCT TO BE SPECIFIED BY THE ENGINEER.
 - FINAL DRAINAGE, GRADING AND EROSION PROTECTION MEASURES SHALL CONFORM TO REGULATIONS OF THE PUBLIC WORKS DEPARTMENT.
 - CONTRACTOR TO VERIFY EXISTING UTILITIES AND TO NOTIFY ENGINEER OF ANY DISCREPANCY IMMEDIATELY.
 - ROADWAY INTERSECTIONS WITH SLOPE GRANITE CURB SHALL EXTEND AROUND RADIUS WITH 6' STRAIGHT PIECE ALONG TANGENT.
 - 6" PERFORATED ADS UNDER DRAIN PLACEMENT TO BE DETERMINED BY THE ENGINEER DURING TIME OF SUBGRADE INSPECTION. CONTRACTOR TO ADJUST LOCATION IN THE FIELD ONLY WITH PRIOR APPROVAL OF PROJECT ENGINEER OR PUBLIC WORKS DEPARTMENT. CONTRACTOR TO INCLUDE 3000 LF IN BID PRICE.
 - ENGINEER TO INSTALL PERMANENT BENCHMARK (REINFORCED GRANITE MARKER) AT LOCATIONS SHOWN ON PLANS. BENCH MARKS TO BE TIED TO STATE PLANE COORDINATE SYSTEM.
 - SIDEWALK TO BE INSTALLED AT TIME OF TOP COURSE PAVING ALONG WITH DRIVEWAY APRONS.
 - DRAINAGE INSPECTION AND MAINTENANCE SCHEDULE: SILT FENCING WILL BE INSPECTED DURING AND AFTER STORM EVENTS TO ENSURE THAT THE FENCE STILL HAS INTEGRITY AND IS NOT ALLOWING SEDIMENT TO PASS. SEDIMENT BUILD UP IN SWALES WILL BE REMOVED IF IT IS DEEPER THAN SIX INCHES, AND IS TO BE REMOVED FROM SWALES BELOW THE INLET OF CULVERTS SEMIANNUALLY, AS WELL AS FROM GATCH BASINS. FOLLOWING MAJOR STORM EVENTS, THE STAGE DISCHARGE OUTLET STRUCTURES ARE TO BE INSPECTED AND ANY DEBRIS REMOVED FROM THE ORIFICE, TRAP TRACK AND EMERGENCY SPILL WAY. INFREQUENTLY, SEDIMENT MAY ALSO HAVE TO BE REMOVED FROM THE SUMP OF THE STRUCTURE.
 - ALL DRAINAGE INFRASTRUCTURE SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING ANY RUNOFF TO IT.
 - DETENTION PONDS REQUIRE TIMELY MAINTENANCE AND SHOULD BE INSPECTED AFTER EVERY MAJOR STORM EVENT, AS WELL AS FREQUENTLY DURING THE FIRST YEAR OF OPERATION, AND ANNUALLY THEREAFTER. EVERY FIVE YEARS, THE SERVICES OF A PROFESSIONAL ENGINEER SHOULD BE RETAINED TO PERFORM A THOROUGH INSPECTION OF THE DETENTION POND AND ITS INFRASTRUCTURE. ANY DEBRIS AND SEDIMENT ACCUMULATIONS SHOULD BE REMOVED FROM THE OUTLET STRUCTURE(S) AND EMERGENCY SPILLWAY(S) AND DISPOSED OF PROPERLY. DETENTION POND BERMS SHOULD BE MOWED AT LEAST ONCE ANNUALLY SO AS TO PREVENT THE ESTABLISHMENT OF WOODY VEGETATION. TREES SHOULD NEVER BE ALLOWED TO GROW ON A DETENTION POND BERM, AS THEY MAY DESTABILIZE THE STRUCTURE AND INCREASE THE POTENTIAL FOR FAILURE. AREAS SHOWING SIGNS OF EROSION OR THIN OR DYING VEGETATION SHOULD BE REPAIRED IMMEDIATELY BY WHATEVER MEANS NECESSARY, WITH THE EXCEPTION OF FERTILIZER. RODENT BORROWS SHOULD BE REPAIRED IMMEDIATELY AND THE ANIMALS SHOULD BE TRAPPED AND RELOCATED IF THE PROBLEM PERSISTS.
 - THE DETENTION PONDS ARE TO BE CONSTRUCTED PRIMARILY THROUGH EXCAVATION. IN THOSE AREAS WHERE THE BERMS MUST BE CONSTRUCTED BY THE PLACEMENT OF FILL, THE ENTIRE EMBANKMENT AREA OF THE DETENTION POND SHALL BE EXCAVATED TO PROPOSED GRADE, STRIPPED OF ALL ORGANIC MATERIALS, COMPACTED TO AT LEAST 95% AND SCORIFIED PRIOR TO THE PLACEMENT OF THE EMBANKMENT MATERIAL. IN THE EVENT THE FOUNDATION MATERIAL EXPOSED DOES NOT ALLOW THE SPECIFIED COMPACTION, AN ADDITIONAL ONE FOOT (1') OF EXCAVATION AND THE PLACEMENT OF A ONE FOOT (1') THICK, TWELVE FOOT (12') WIDE PAD OF THE MATERIAL DESCRIBED IN THE NOTE BELOW, COMPACTED TO 95% OF ASTM D-1557, IF NECESSARY. PLACEMENT AND COMPACTION SHOULD OCCUR AT A MOISTURE CONTENT OF OPTIMUM PLUS OR MINUS 3%, AND NO FROZEN OR ORGANIC MATERIAL SHOULD BE PLACED WITHIN FOR ANY REASON.
 - EMBANKMENT MATERIAL FOR THE BERMS SHALL BE CLEAN MINERAL SOIL WITH A CLAY COMPONENT FREE OF ROOTS, ORGANIC MATTER, AND OTHER DELETERIOUS SUBSTANCES, AND SHALL CONTAIN NO ROCKS OR LUMPS OVER FOUR INCHES (4") IN DIAMETER. THIS MATERIAL SHOULD BE INSTALLED IN 6" LIFTS AND COMPACTED TO 95% OS ASTM D-1557, AND SHOULD MEET THE FOLLOWING SPECIFICATIONS: 4" PASSING 100%, #4 SIEVE 25-70%, #200 SIEVE 10-28% (IN TOTAL SAMPLE).
 - EMBANKMENT IS TO HAVE 3:1 SIDE SLOPES (MAX) AND IS TO BE BROUGHT TO SPECIFIED GRADES PRIOR TO THE ADDITION OF LOAM (4" MINIMUM) SO AS TO ALLOW FOR THE COMPACTION OF THE STRUCTURE OVER TIME WHILE MAINTAINING THE PROPER BERM ELEVATION.
 - COMPACTION TESTING SERVICES (IE, NUCLEAR DENSITY TESTS) ARE TO BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER RETAINED BY THE CONTRACTOR FOR ROADWAY CONSTRUCTION, AND ON THE FOUNDATION OF THE BERM AND ON EVERY LIFT OF NEWLY PLACED MATERIAL.
 - ORNAMENTAL STREET LIGHTING SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION. LIGHTING SHALL NOT TO BE OWNED OR MAINTAINED BY THE TOWN.
 - SLOPED GRANITE CURB TO BE TIPPED DOWN AT ALL DRIVEWAY ENTRANCES BY THE CONTRACTOR.

Design: JSR Draft: PSL Date: 1/15/14
 Checked: JSR Scale: 1"=40' Project No.: 14101
 Drawing Name: 14101-PLAN.dwg
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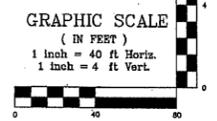
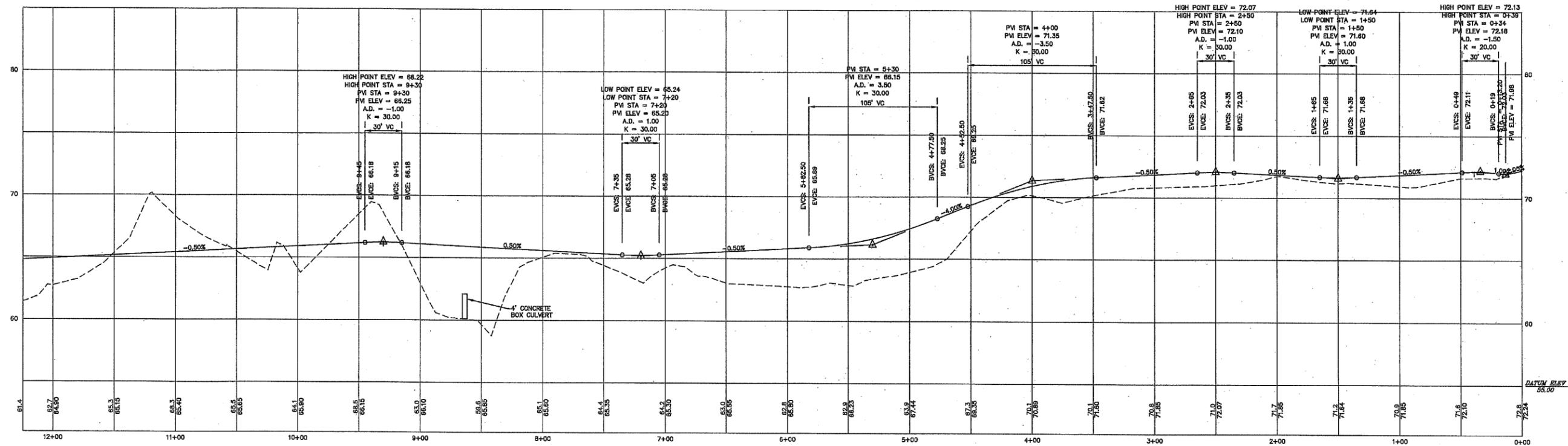
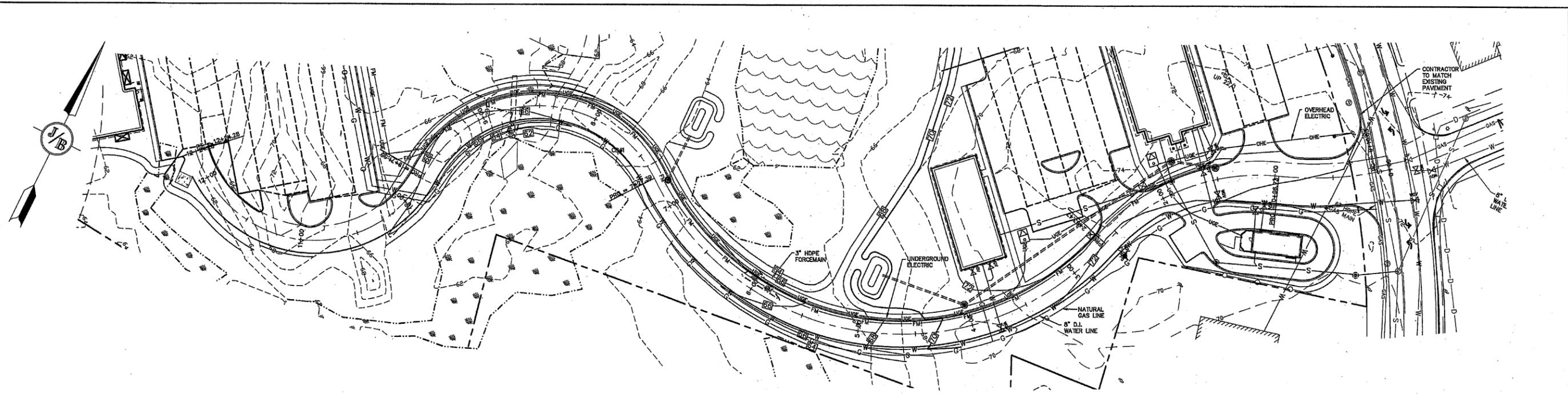
REV.	DATE	REVISION	BY
1	7/31/15	SUBMIT CONSERVATION COMMISSION	LAZ
0	3/11/16	ISSUED FOR REVIEW	PSL

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 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
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Plan Name:	GRADING AND DRAINAGE PLAN
Project:	80 EPPING ROAD, EXETER, NEW HAMPSHIRE
Applicant:	TUCK REALTY CORP.

PROJECT PARCEL
TAX MAP 55 LOT 3
TAX MAP 62 LOT 111
TOTAL LOT AREA
723,899 SF
16.62 ACRES
APPLICANT
TUCK REALTY CORP.
149 EPPING ROAD, SUITE 2A
EXETER, NH 03833
OWNER OF RECORD
TAX MAP 55 LOT 3
80 EPPING ROAD REALTY TRUST
DAVID SANDERSON, TRUSTEE
33 HOBBS ROAD
NORTH HAMPTON, NH 03862
BK. 4744 PG. 1327
TAX MAP 62 LOT 111
PATRICIA WASHBURN
REVOCABLE TRUST
PATRICIA WASHBURN, TRUSTEE
PO BOX 38
MIDDLETON, NH 03887
BK. 8521 PG. 2229

DRAWING No.
C6
 SHEET 9 OF 28
 JBE PROJECT NO. 14101



Design: JSR Draft: PSL Date: 1/15/14
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Plan Name:	PLAN AND PROFILE
Project:	80 EPPING ROAD, EXETER, NEW HAMPSHIRE
Applicant:	TUCK REALTY CORP. 149 EPPING ROAD, SUITE 2A, EXETER, NH 03833

DRAWING No.
P1
 SHEET 19 OF 28
 JBE PROJECT NO. 14101

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BY-LAWS
OF
THE CONSERVATION COMMISSION
OF EXETER, NEW HAMPSHIRE

Article I Name and Location

The name of this (voluntary, non-profit,) organization shall be the Exeter Conservation Commission (hereafter called The Commission). The principal office of The Commission shall be located at The Exeter Town Office Building, 10 Front Street, Exeter, New Hampshire.

Article II Authority

Established in March 1965 by a vote at Exeter Town Meeting. The Commission derives its authority from State Law RSA 36-A and from the Town of Exeter Ordinances. Nothing in these by-laws is intended to conflict with these.

Article III Purposes

1. To ensure the conservation and proper utilization of the natural resources and the protection of watershed resources of the Town of Exeter.
2. To advise other Town boards on conservation and natural resource matters.
3. To acquire land for fee (full title) or through conservation easement for conservation purposes and to receive gifts of money or property in the name of the Town. This may include water resources. The Commission will then manage these areas^[k1].
4. To manage duly authorized town forests.
5. To conduct research into local land and water natural resources to ascertain their value for conservation purposes.
6. To keep the public informed as to actions taken and lands available for public use through maps, signs, charts, plans and pamphlets.
7. To intervene when appropriate within 10 days of a dredge and fill of wetlands application, and to investigate and report its findings and recommendations within 40 days to the NH Wetlands Board.(RSA 483A)
8. To receive copies of sand and gravel excavation permit applications and make necessary comments and recommendations to the proper board.(RSA 155-E)
9. To monitor yearly open space and conservation lands, including easements.
10. To sponsor activities which foster conservation education.
11. To assist in the Town's Master Plan up-date.
12. To attend workshops, informational meetings and conferences so that the Commission is adequately informed about conservation issues.

Article IV
Membership

1. Eligibility and Appointment of Members^[k2]
 - A. The Commission shall consist of not less than seven regular and five alternate members, appointed by the Board of Selectmen.
 - B. Terms of the members shall be for three years and be so arranged that approximately one-third of the members' terms expire yearly.
 - C. Members may serve no more than two consecutive three-year terms.
 - D. The balance of an un-expired term shall be filled by the Selectmen^[k3].
 - E. Alternate members may take an active part in the meetings, but may vote only to obtain a quorum.
 - F. New members shall register with the Town Clerk and sign appropriate papers.

2. Election of Officers
 - A. Officers for the Commission shall be elected each May for a term of one year.
 - B. Officers may serve consecutive terms.

3. Absenteeism
 - A. Members are expected to attend all monthly meetings unless the Chair is notified in advance.
 - B. Unexcused absence from four meetings may result in a letter being sent to the regular member or alternate in question. If no reply is forthcoming in a reasonable amount of time (usually one month), the member will be requested to submit his or her resignation, and the Selectmen will be so notified to select a replacement.

Article V
Responsibilities of Offices

1. Chairperson
 - A. It shall be the duty of the Chair, or his/her designate, to notify in advance all members of the Commission of any scheduled meeting. The Chair is also responsible for preparing agenda for the meeting listing issues to be discussed.
 - B. The Chair shall run the meeting and assign the floor to those speakers who request it.

- C. The Chair may take part in any discussions relative to the business at hand and will rule on any disputes that arise during debates.
- D. The Chair will have a vote only in case of a deadlock or in the event that said vote would constitute a quorum necessary to expedite the business at hand.

2. Vice-Chairperson

- A. The Vice-Chair shall preside at all meetings of the Commission in the absence of the Chair and shall perform all duties and have all powers of the Chair in case of temporary absence or incapacity of the Chair.

3. Secretary^[k4]

- A. ~~In the absence of administrative staff, t~~The Secretary shall keep an accurate record of the meetings and other proceedings of the Commission
- B. ~~In accordance with RSA 91-A:2, a~~A typed copy of the minutes shall be ~~made available for public inspection not more than 5 business days after the meeting, and completed within 144 hours of the meeting and~~a copy brought to the Town Clerk's Office.
- C. ~~In the absence of administrative staff, t~~The Secretary shall be responsible for correspondence designated by the Commission.

4. Treasurer

- ~~C.A.~~ The Treasurer ~~insures all monies received by the Commission is accounted for and deposited into The Commission's bank account and disbursed from that account only with proper authorization by official vote of The Commission shall keep an accurate record of the finances of the Commission and pay all obligations levied against it when approved by the Commission and ordered by the Chair.~~
- ~~D.B.~~ The Treasurer shall report on the status of the Commissions monies ~~at meetings of the Commission not less than quarterly at each meeting and~~ file a copy of that report with the ~~Planning Department~~Chair, the Secretary and the Treasurer of the Town of Exeter.
- ~~E.~~ The Treasurer shall also prepare an annual financial report and file a copy of that report with the Chair, the Secretary and the Treasurer of the Town of Exeter.

These minutes are subject to possible correction/revision at a subsequent Exeter Conservation Commission meeting

Draft Minutes

Exeter Conservation Commission

July 14, 2015

Call to Order

The meeting convened at 7:25 pm in the Nowak Room of the Exeter Town Offices on the above date.

1. **Members Present:** Ginny Raub, Don Briselden, Pete Richardson, Alyson Eberhardt, Carlos Guindon, STAFF PRESENT: Kristin Murphy (Natural Resource Planner), Sarah McGraw (Recording Secretary)
2. **Public Comment:** None

Action Items

1. **Morrisette Interpretive Trail , Passive Recreation interpretation**

Tim Foret, teacher at Great Bay Charter School, expressed his interest in integrating his curriculum with bringing students out into the Morrisette property. Mr. Foret is a science teacher and would like to introduce the students to some interpretive trails. Mr. Foret mentioned that there is new development next to the School's building with upgraded stormwater requirements that he would like to bring to the school.

Commission Comments

Ms. Raub said she welcomed the idea. Ms. Eberhardt asked what grades he teaches. Mr. Foret said he teaches grades 9-12. Ms. Eberhardt commented she would like the commission to have space to weigh in on the ideas Mr. Foret inquired about bringing his students out onto the property. Mr. Guindon suggested letting the students know about the type of easement on the property. Ms. Murphy added it should be known that the property was owned by the school at one point and was then used for offsite mitigation. Mr. Foret said he would like the students to adopt stewardship practices. Mr. Briselden asked about the disc golf idea that was mentioned in the email description. Mr. Foret said that he had looked at other disc golf courses in the area and thought the property could use the disc golf course as a way to attract students and also use as an educational tool. He said he was not sure if the use is considered passive. Mr. Foret said for about 18 holes, 34 acres is needed but 8 holes could fit on to the Morrisette property. Ms. Raub asked about any conflict that could occur with the course. Mr. Foret replied there could be interpretive signage at each site on the course.

These minutes are subject to possible correction/revision at a subsequent Exeter Conservation Commission meeting

Public Comment:

Don Clement, Exeter Resident commented that when he was on the Conservation Commission when the new high school was built, he had lobbied to preserve the 36 acres. He said that the property has a unique ecosystem and thought that a disc golf course would take away from the original vision. Mr. Clement agreed that continued use of the property for education is an acceptable use but only used as passive recreation.

Mr. Guindon agreed that he thought the disc golf course was beyond use of the property but that educational use is appropriate.

Mr. Foret said that with such a large space, it would give a sense of privacy which may lead to neglect. The disc golf course may help with taking responsibility for taking care of the property. Ms. Eberhardt said she was not sure if disc golf is a legal use of the property but welcomes the idea for another property. Ms. Eberhardt also said that one idea for curriculum would be to conduct a long term study of the ecosystem. Ms. Murphy added that experimenting with mowing frequency could also be part of a study of the diversity of the habitats. SOAK New Hampshire is looking to give funding to sites who wish to add green infrastructure to sites.

Mr. Foret agreed to create a proposal with the indented curriculum for the coming year.

2. Restricted Funds

Ms. Murphy suggested tabling the discussion until chair Jay Gregoire is present at the meeting.

3. Bylaws

Ms. Murphy commented that treasurer and secretary could be combined to one position. In Article 6 instead of a list of different committees there could be room for ad hoc committees. Ms. Raub said she would like to see a clarification of membership. Ms. Raub went through a few more sections of the bylaws. Mr. Guindon suggested a work session for the next meeting dedicated to bylaw.

4. Lease with Historic Society for Storage of Artifacts at Raynes Barn

Ms. Murphy said that after reviewing with legal counsel, a lease is finished for storage of Historic Society items in the Raynes barn. The agreement allows the Conservation Commission to open the barn to the public while storing historic artifacts. Mr. Briselden asked if the items were the responsibility of the Historic Society. Ms. Murphy gave the example of Stuart Farm, where a barn is leased for storage of hay. *Mr. Briselden moved to forward the lease to the Board of Selectmen*, Ms. Eberhard asked how would the large object be kept safe from visitors to the barn. Ms. Murphy said that the items are to be kept in a section of the barn that is not

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visible to the general public. *Mr. Richardson seconded the motion from Mr. Briselden. VOTE: Unanimous*

5. Committee Reports

a. Trails:

Ms. Murphy reported that remnants of a campsite were found at the McDonald property. She said a date for cleanup will be set and noted that the site was not found on the typical route. Ms. Murphy added that a blazing weekend is in the works and that the Oakland's trails are all painted red. She suggested an adopt-a-trail program. Mr. Guindon said that a portion of the field at the McDonald property needs to be mowed. Ms. Eberhardt volunteered her push mower for the job.

b. Outreach

Ms. Murphy talked about the posters for the Henderson-Swasey trail race. Ms. Raub mentioned a thanks should be given to Eastern Lantern for giving up part of their parking lot for the event in past races. Ms. Murphy said the race organizers had sent \$400 to the Conservation Commission and suggested a thank you presentation at a Board of Selectmen meeting as well as a formal letter.

c. Property Monitoring

Ms. Murphy reported that the Chamberlin Parcel did not need to be monitored and the Smith Parcel was required.

- 6. *Approval of minutes:*** *Ms. Raub made some suggested edits. Mr. Richardson moved to approve the minutes of June 9, 2015, second by Ms. Eberhardt. VOTE: Unanimous*

7. Natural Resource Planner's Report and Correspondence

Ms. Murphy reported that the PREP Assessment grant had been awarded to Exeter for fertilizer setbacks from wetlands with help from the Citizens group for Responsible Growth. A kick off meeting will be the first week of August. Ms. Murphy also reported that the 80 Epping Road project will be at the Planning Board meeting in August and at the Conservation Commission meeting on August 11, 2015. A joint site walk is in the works for the first week of September.

8. Other Business

Ms. Raub asked if the Conservation Commission would like to be a SELT member for another year for \$100.

Mr. Richardson moved to expend \$100 dollars to renew membership with SELT, second by Ms. Eberhardt. VOTE Unanimous

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Ms. Raub reported that a letter was received from LCHIP thanking the Commission for taking care of the Raynes property which came with a \$400 check.

The Exeter Chamber of Commerce is holding Fall Fest on August 22, 2015 at 10 am. There was discussion about having a table at the event. Some Commission members would be out of town and the members present at the meeting did not want to volunteer others until they knew their commitment. Ms. Murphy would send out an email asking if other members were interested.

Ms. Raub noted a letter from the Mason Conservation Commission asking for signatures to oppose the Kinder-Morgan Pipeline that would travel across the southern tier of New Hampshire. The Commission decided if members wanted to read the letter and sign as solo signatories but not as the commission as a whole.

9. Next Meeting: August 11, 2015

Ms. Raub added there is an event hosted by the New Hampshire Timberland Owners on July 27, 2015 in Hillsborough.

Mr. Richardson moved to adjourn the meeting, second by Ms. Eberhardt. VOTE: Unanimous

The meeting was adjourned at 9:05 pm.

Respectfully Submitted,

Sarah McGraw, Recording Secretary