

GOVE ENVIRONMENTAL SERVICES, INC.  
AGENT

NH DES WETLANDS BUREAU  
MINIMUM IMPACT  
DREDGE & FILL APPLICATION

TUCK REALTY CORP.

RESIDENTIAL/COMMERCIAL DEVELOPMENT

80 EPPING ROAD

EXETER, NEW HAMPSHIRE

August 2015

Prepared By

Gove Environmental Services, Inc.  
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GES File # 2014078

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# WETLANDS PERMIT APPLICATION

Water Division/ Wetlands Bureau

Land Resources Management

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



RSA/Rule: Env-Wt 100-900

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

**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: **80 Epping Road** TOWN/CITY: **Exeter**

TAX MAP: **55** BLOCK: LOT: **3** UNIT:

USGS TOPO MAP WATERBODY NAME:  NA STREAM WATERSHED SIZE:  NA

LOCATION COORDINATES (If known):  Latitude/Longitude  UTM  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.

**The proposed project is for the construction of a residential building and a commercial office building. Wetland impacts are 2,900 square feet through five separate impact areas.. The crossing is specific to the residential building.**

**4. SHORELINE FRONTAGE**

NA This lot has no shoreline frontage. SHORELINE FRONTAGE:  
Shoreline frontage is calculated by determining the average of the distances of the actual natural navigable shoreline frontage and a straight line drawn between the property lines, both of which are measured at the normal high water line.

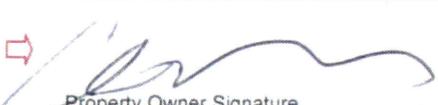
**5. RELATED PERMITS, ENFORCEMENT, EMERGENCY AUTHORIZATION, SHORELAND, ALTERATION OF TERRAIN, ETC...**

**6. 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 - 0064

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

NA

<b>7. APPLICANT INFORMATION (Desired permit holder)</b>			
LAST NAME, FIRST NAME, M.I.: <b>Mike Garrepy</b>			
TRUST / COMPANY NAME: <b>Tuck Realty Corp</b>		MAILING ADDRESS: <b>149 Epping Road, Suite 2A</b>	
TOWN/CITY: <b>Exeter</b>		STATE: <b>NH</b>	ZIP CODE: <b>03833</b>
EMAIL or FAX: <b>mgarrepy@gmail.com</b>		PHONE:	
ELECTRONIC COMMUNICATION: By initialing here: <u>No</u> , I hereby authorize DES to communicate all matters relative to this application electronically			
<b>8. PROPERTY OWNER INFORMATION (If different than applicant)</b>			
LAST NAME, FIRST NAME, M.I.: <b>Sanderson, David</b>			
TRUST / COMPANY NAME: <b>80 Epping Road Realty Trust</b>		MAILING ADDRESS: <b>33 Hobbs Road</b>	
TOWN/CITY: <b>North Hampton</b>		STATE: <b>NH</b>	ZIP CODE: <b>03862</b>
EMAIL or FAX:		PHONE:	
ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize DES to communicate all matters relative to this application electronically			
<b>9. AUTHORIZED AGENT INFORMATION</b>			
LAST NAME, FIRST NAME, M.I.: <b>Hurley, Luke</b>		COMPANY NAME: <b>Gove Environmental Services, Inc.</b>	
MAILING ADDRESS: <b>8 Continental Drive, Unit H</b>			
TOWN/CITY: <b>Exeter</b>		STATE: <b>NH</b>	ZIP CODE: <b>03833</b>
EMAIL or FAX: <b>lhurley@gesinc.biz</b>		PHONE: <b>603-778-0644</b>	
ELECTRONIC COMMUNICATION: By initialing here _____, I hereby authorize DES to communicate all matters relative to this application electronically			
<b>10. PROPERTY OWNER SIGNATURE:</b>			
See the Instructions & Required Attachments document for clarification of the below statements			
By signing the application, I am certifying that:			
<ol style="list-style-type: none"> <li>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.</li> <li>I have reviewed and submitted information &amp; attachments outlined in the Instructions and Required Attachment document.</li> <li>All abutters have been identified in accordance with RSA 482-A:3, I and Env-Wt 100-900.</li> <li>I have read and provided the required information outlined in Env-Wt 302.04 for the applicable project type.</li> <li>I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.</li> <li>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.</li> <li>I have submitted a Request for Project Review (RPR) Form (<a href="http://www.nh.gov/nhdhr/review">www.nh.gov/nhdhr/review</a>) 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.</li> <li>I authorize DES and the municipal conservation commission to inspect the site of the proposed project.</li> <li>I have reviewed the information being submitted and that to the best of my knowledge the information is true and accurate.</li> <li>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.</li> <li>I am aware that the work I am proposing may require additional state, local or federal permits which I am responsible for obtaining.</li> <li>The mailing addresses I have provided are up to date and appropriate for receipt of DES correspondence. DES will not forward returned mail.</li> </ol>			
 Property Owner Signature		<b>MICHAEL GARREPY</b> Print name legibly	<b>8/27/15</b> Date

[shoreland@des.nh.gov](mailto:shoreland@des.nh.gov) or (603) 271-2147  
NHDES Wetlands Bureau, 29 Hazen Drive, PO Box 95, Concord, NH 03302-0095  
[www.des.nh.gov](http://www.des.nh.gov)

## MUNICIPAL SIGNATURES

### 11. 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
--	--------------------	------

#### **DIRECTIONS FOR CONSERVATION COMMISSION**

1. Expedited review ONLY requires that the conservation commission's signature is obtained in the space above.
2. Expedited review requires the Conservation Commission signature be obtained **prior** to the submittal of the original application to the Town/City Clerk for signature.
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.

### 12. 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
--	--------------------	-----------	------

#### **DIRECTIONS FOR TOWN/CITY CLERK:**

Per RSA 482-A:3,I

1. For applications where "Expedited Review" is checked on page 1, if the Conservation Commission signature is not present, NHDES will accept the permit application, but it will NOT receive the expedited review time.
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 single, 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.

**13. 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	2900 <input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Emergent wetland	<input type="checkbox"/> ATF	<input type="checkbox"/> ATF
Wet meadow	<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
<b>TOTAL</b>	2900 /	/

**14. 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) 2900 sq. ft. X \$0.20 = \$ 580.00

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 = \$ 580.00

The Application Fee is the above calculated Total or \$200, whichever is greater = \$ 580.00

# WETLANDS PERMIT APPLICATION – ATTACHMENT A MINOR AND MAJOR - 20 QUESTIONS

Water Division/ Wetlands Bureau/ Land Resources Management  
Check the Status of your application: <http://des.nh.gov/onestop>



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

**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 project is needed to construct a multi unit residential home and commercial office.

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

Because of the location of the wetland in the center of the site, no alternative is possible. The wetland cuts the property in half.

3. The type and classification of the wetlands involved.

**PSS1E.**

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

**Impacts 1 and 3 are small isolated wetlands and impacts 2, 4 and 5 are all part of a larger system which flows off and back on to the site and does not connect flow to Colcord Pond, but is a larger isolated system.**

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

**This wetland is not rare in NH.**

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

**Total impacts are 2,900 square feet.**

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.

**NH NHB Review indicates none of the above will be effected.**

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

**The proposed project will provide construction related jobs.**

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.

**The proposed project is for residential homes and office space, very common to the area and is on private land.**

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.

**No impact. This is on private land.**

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.

**No abutter will be impacted from this project.**

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

**No known benefit or detriment.**

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.

**The quantity/quality of groundwater will no be impacted. As part of the project all proper erosion control BMP's will be used.**

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

**None of the above will occur. The project is proposing the use of bioretention areas to handle and addional runoff from the site.**

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 is not applicaable.**

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.

**The applicant owns 100% of the wetlands for which the permit is sought and this area is not abutted by third parties who own wetlands.**

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

**No impacts to the total functions and values of the wetland will occur. This area to be impacted will only be to the central, narrow area of the wetland, as well as the outer edges, leaving the larger portion to the north and south as well as those adjacent to Colcord Pond, with the higher functions and values.**

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.

**No impacts to such areas will occur. None are found on the site.**

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.

**No such areas are on the site.**

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

**The project does not redirect any water from one watershed to another.**

Additional comments

**U.S. Army Corps of Engineers  
 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.

<b>1. Impaired Waters</b>	<b>Yes</b>	<b>No</b>
1.1 Will any work occur upstream within 1 mile upstream in the watershed of an impaired water? See <a href="http://www.des.nh.gov/wmb/Section401/">www.des.nh.gov/wmb/Section401/</a> to determine if there is an impaired water in the vicinity of your work area.*	X	
<b>2. Wetlands</b>		
2.1 Are there are streams, brooks, rivers, ponds, or lakes within 200' of any proposed work?	X	
2.2 Are there proposed impacts to SAS, shellfish beds, special wetlands and vernal pools (see PGP, GC 26)? Applicants may obtain information from the NH Department of Resources and Economic Development Natural Heritage Bureau (NHB) website, <a href="http://www.dred.state.nh.us/divisions/forestandlands/bureaus/naturalheritage">www.dred.state.nh.us/divisions/forestandlands/bureaus/naturalheritage</a> , specifically the book <a href="#">Natural Community Systems of New Hampshire</a> .		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?	6,100 sf	
2.7 What is the size of the proposed impervious surface area?	90810 sf	
2.8 What is the % of the impervious area (new and existing) to the overall project site?	12.2%	
<b>3. Wildlife</b>	<b>Yes</b>	<b>No</b>
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 an area identified by NH Fish and Game Department as “Highest Ranked Habitat by Ecological Condition in NH” (magenta areas on maps) or “Highest Ranked Habitat by Ecological Condition in biological region” (green areas on maps)? <a href="http://www.wildlife.state.nh.us/Wildlife/Wildlife_Plan/highest_ranking_habitat.htm">www.wildlife.state.nh.us/Wildlife/Wildlife_Plan/highest_ranking_habitat.htm</a> . The map is currently available as a PDF for download that can be zoomed in on.*		X
3.3 Would work occur in an area identified as a “Conservation Focus Area” (purple areas). <a href="http://www.wildlife.state.nh.us/Wildlife/Wildlife_Plan/conservation_focus.htm">www.wildlife.state.nh.us/Wildlife/Wildlife_Plan/conservation_focus.htm</a> ? The map is currently available as a PDF for download that can be zoomed in on.*		X
3.4 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

3.5 Does the project propose more than a 10-lot residential subdivision, or a commercial or industrial development?		X
3.6 If stream crossings are proposed, will they impede hydrology, sediment transport & wildlife passage. (Note: Stream crossings should be designed in accordance with the PGP, GC 21.)		X
<b>4. Flooding/Floodplain Values</b>	<b>Yes</b>	<b>No</b>
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?		N/A

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

## 2.0 GENERAL INFORMATION

PREPARED BY (AGENT CONTACT): Luke Hurley

## 2.1 PROJECT NAME, PLANS, AND MAPS

PROJECT NAME: Wetland Crossing

SITE PLANS/MAPS:	Cover Sheet	08/15
	Existing Conditions Plan	08/15
	Grading and Drainage Plan	08/15
	8½"x11" USGS Quad Sheet Locus Map	
	11x17" Overview Plan	
	11x17" Wetland Impact Plan Detail	
	11x17" Project Site Tax Map	
	8½"x11" Plan Set Reproductions requested by the U.S. Army Corps of Engineers (NH DES Wetland Bureau application copy)	

## 2.2 TECHNICAL STANDARDS

- 2.2.1 Gove Environmental Services, Inc. delineated wetlands during the summer of 2014, utilizing the standards of the Corps of Engineers *Wetlands Delineation Manual*<sup>1</sup> and the NH DES Wetlands Bureau *Code of Administrative Rules*<sup>2</sup>.
- 2.2.2 Jones and Beach Engineers Inc, located wetland flags.
- 2.2.3 Wetlands were classified by GES utilizing the criteria of *Classification of Wetlands and Deepwater Habitats of the United States*<sup>3</sup>.
- 2.2.4 Dominant hydric soil conditions within the wetlands were identified by GES utilizing the criteria of *Field Indicators for Identifying Hydric Soils in New England*<sup>4</sup>.
- 2.2.5 Dominance of wetland vegetation was assessed by GES utilizing the *National List of Plant Species That Occur in Wetlands: Northeast (Region 1)*<sup>5</sup>.

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<sup>1</sup> Environmental Laboratory. 2012. "Corps of Engineers Wetlands Delineation Manual: Northcentral and Northeast Region." Technical Report ERDC/EL TR-09-19.

<sup>2</sup> NH Code Admin. R. [Wt] Ch. 100-800.

<sup>3</sup> Cowardin, L. M., 1979. *Classification of Wetlands and Deepwater Habitats in the United States*. Washington, D.C.: U.S. Department of the Interior, Fish and Wildlife Service.

<sup>4</sup> National Technical Committee for Hydric Soils. 2010. "Field Indicators for Identifying Hydric Soils in New England."

<sup>5</sup> Lichvar, R.W. & Kartesz, J.T. 2009. *North American Digital Flora: National Wetland Plant List*. 2.2.1.

### 2.3 SITE DESCRIPTION/WETLANDS OVERVIEW

The site consists of approximately 16.6 acres of woodland, open field with paved driveway and several wetland areas on site located within a busy residential and commercial area of town. The site is bordered by Epping Road to the east commercial and residential lots to the north and south, including U-Haul Rentals to the south east, large field on the south central side and The Calvary Baptist Church and a residential development to the south-southwest. A small auto repair shop exists on the northeast corner, along with a thrift store. The south side of the site directly abuts Colcord pond which is hydraulically connected upstream to Dudley Brook and over 300 acres of woodland, of which 212 acres is owned by the Town of Exeter to the north and east, and the Little River with approximately 80 acres of woodland to the west. These wooded areas directly abuts Colcord Pond, as does a small residential neighborhood to the west on Millstream Drive. The site also had a single family house with 2-car garage, swimming pool and barn, which occupied the front one third of the site. These structures were removed a few years ago.

### 3.0 PROJECT OVERVIEW

The project proposes to construct a residential condominium and commercial building. Proposed Wetland impacts area 2,900 sf. The impacts will be carried out in 5 separate impacts. The project proposes to cross the wetlands located within the center of the site. A 4x4x62' box culvert will be installed to maintain the hydrology through the wetland.

Impact Area 1- 250 square feet

Impact Area 2- 50 square feet

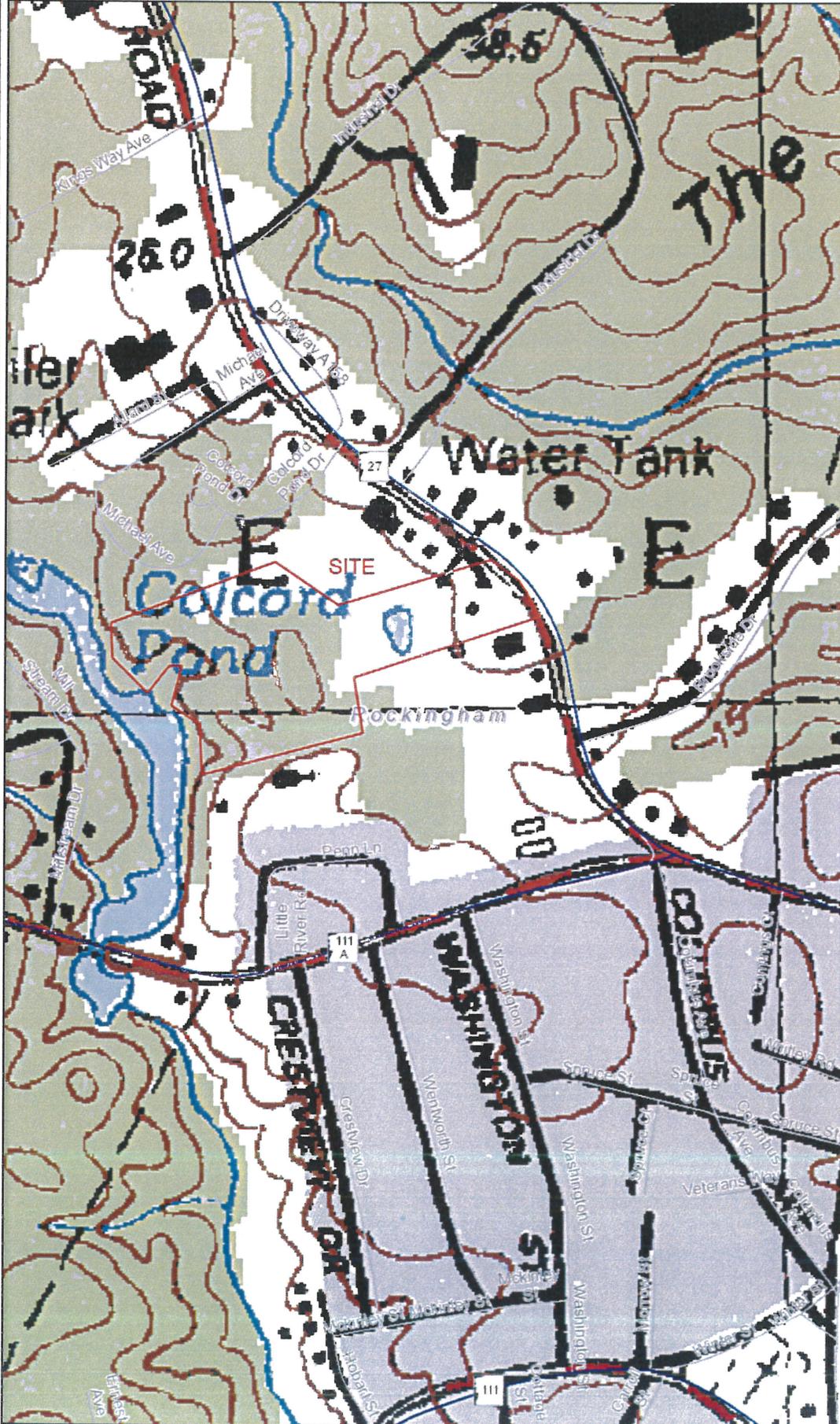
Impact Area 3-1,650 square feet with 4x4x62' box culvert

Impact Area 4- 450 square feet

Impact Area 5- 500 square feet. This will be for the proposed trail crossing requested by the Town of Exeter and will install a 10'x18" HDPE Culvert.

1985 USGS QUAD SHEET LOCUS MAP  
Scale 1:24,000

# Map by NH GRANIT



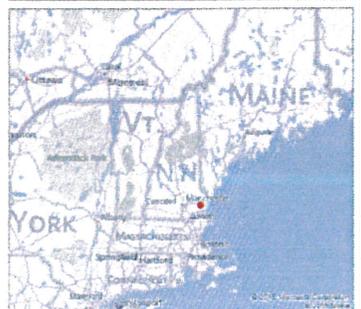
## Legend

- State
- County
- City/Town
- Interstates
- Turnpikes
- US Routes
- State Routes
- Local Roads

Map Scale  
 1: 6,594



## Notes

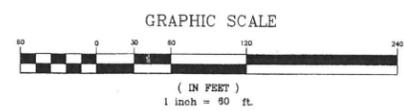


## EXISTING CONDITIONS PLAN



F:\Land Projects\3\14101-EXETER-80-EPPING-ROAD-PORTER.dwg\14101-PLAN.dwg 8/10/2015 4:24:59 PM EDT

**PROJECT PARCEL**  
 TAX MAP 55 LOT 3  
 TAX MAP 82 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 55 LOT 3  
 80 EPPING ROAD REALTY TRUST  
 DAVID SANDERSON, TRUSTEE  
 33 HOBBS ROAD  
 NORTH HAMPTON, NH 03862  
 BK. 4744 PG. 1327  
 TAX MAP 82 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
2	8/11/15	REVISE PER TRC COMMENTS	PSL
1	7/31/15	SUBMIT CONSERVATION COMMISSION	LAZ
0	3/11/15	ISSUED FOR REVIEW	PSL

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

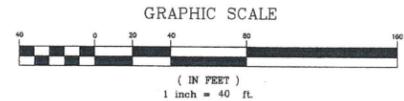
Plan Name: **OVERVIEW EXISTING CONDITIONS PLAN**  
 Project: **80 EPPING ROAD, EXETER, NEW HAMPSHIRE**  
 Applicant: **TUCK REALTY CORP.  
149 EPPING ROAD, SUITE 2A, EXETER, NH 03833**

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

## WETLAND IMPACT PLAN DETAIL



- GRADING AND DRAINAGE NOTES:**
- 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).
  - ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
  - SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
  - 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.
  - ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
  - PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
  - 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.
  - ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED.
  - ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H2O LOADING AND SHALL BE INSTALLED ACCORDINGLY.
  - IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ADJUTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
  - ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
  - STONE INLET PROTECTION SHALL BE PLACED AT ON-SITE CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
  - 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.
  - NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
  - ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
  - SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
  - MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.25" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
  - THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
  - CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
  - IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
  - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
  - SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
  - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
  - ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
  - SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.
  - 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."
  - EXISTING MONITORING WELLS SHALL REMAIN IN PLACE FOR PERIODIC TESTING BY NHDES. WELL HEADS SHALL BE ADJUSTED AS NECESSARY TO PROPOSED FINISHED GRADE.
  - TOTAL SITE DISTURBANCE = 278,800 S.F.
  - TOTAL WETLAND IMPACT = 2,900 S.F.
  - TOTAL WETLAND BUFFER IMPACT = 34,900 S.F.



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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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REV.	DATE	REVISION	BY
2	8/11/15	REVISE PER TRC COMMENTS	PSL
1	7/31/15	SUBMIT CONSERVATION COMMISSION	LAZ
0	3/11/15	ISSUED FOR REVIEW	PSL

**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

Designed and Produced in NH

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



**NOTES:**

1. THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORMWATER DISCHARGE FOR 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:
  - A. FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE; OR
  - B. ANOTHER OPERATOR/PERMITEE 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).
2. 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.
3. AS-BUILT PLANS TO BE SUBMITTED TO THE TOWN PRIOR TO ACCEPTANCE OF THE ROADWAY.
4. DEVELOPER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
5. CONTRACTOR TO COORDINATE AND COMPLETE ALL WORK REQUIRED FOR THE RELOCATION AND/OR INSTALLATION OF ELECTRIC, CATV, TELEPHONE, AND FIRE ALARM PER UTILITY DESIGN AND STANDARDS. LOCATIONS SHOWN ARE APPROXIMATE. LOW PROFILE STRUCTURES SHALL BE USED TO THE GREATEST EXTENT POSSIBLE.
6. 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.
7. 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.
8. ALL DISTURBED AREAS NOT STABILIZED BY NOVEMBER 1st SHALL BE COVERED WITH AN EROSION CONTROL BLANKET. PRODUCT TO BE SPECIFIED BY THE ENGINEER.
9. FINAL DRAINAGE, GRADING AND EROSION PROTECTION MEASURES SHALL CONFORM TO REGULATIONS OF THE PUBLIC WORKS DEPARTMENT.
10. CONTRACTOR TO VERIFY EXISTING UTILITIES AND TO NOTIFY ENGINEER OF ANY DISCREPANCY IMMEDIATELY.
11. 8" 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 2,500 LF IN BID PRICE.
12. SIDEWALK TO BE INSTALLED AT TIME OF TOP COURSE PAVING.
13. 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 SUMPS BELOW THE INLET OF CULVERTS SEMIANNUALLY, AS WELL AS FROM CATCH BASINS, FOLLOWING MAJOR STORM EVENTS. THE STAGE DISCHARGE OUTLET STRUCTURES ARE TO BE INSPECTED AND ANY DEBRIS REMOVED FROM THE ORIFICE, TRASH TRACK AND EMERGENCY SPILL WAY. INFREQUENTLY, SEDIMENT MAY ALSO HAVE TO BE REMOVED FROM THE SUMP OF THE STRUCTURE.
14. ALL DRAINAGE INFRASTRUCTURE SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING ANY RUNOFF TO IT.
15. COMPACTION TESTING SERVICES (I.E. 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.

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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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REV.	DATE	ISSUED FOR REVIEW	BY
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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

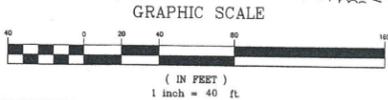
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

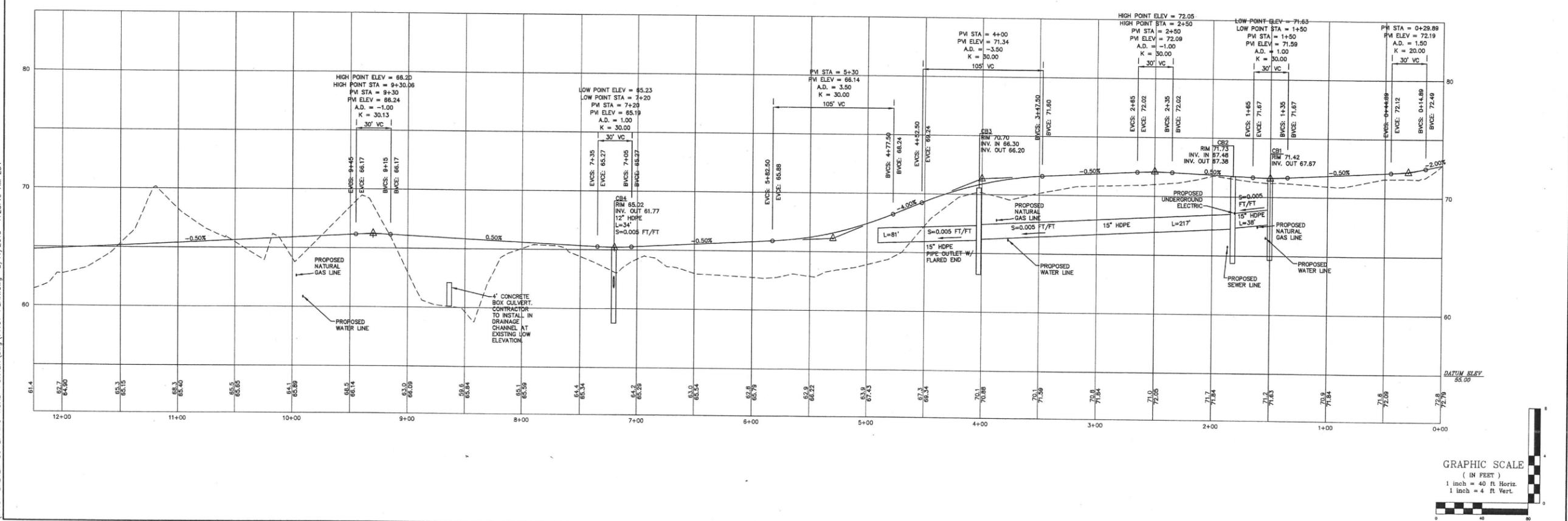
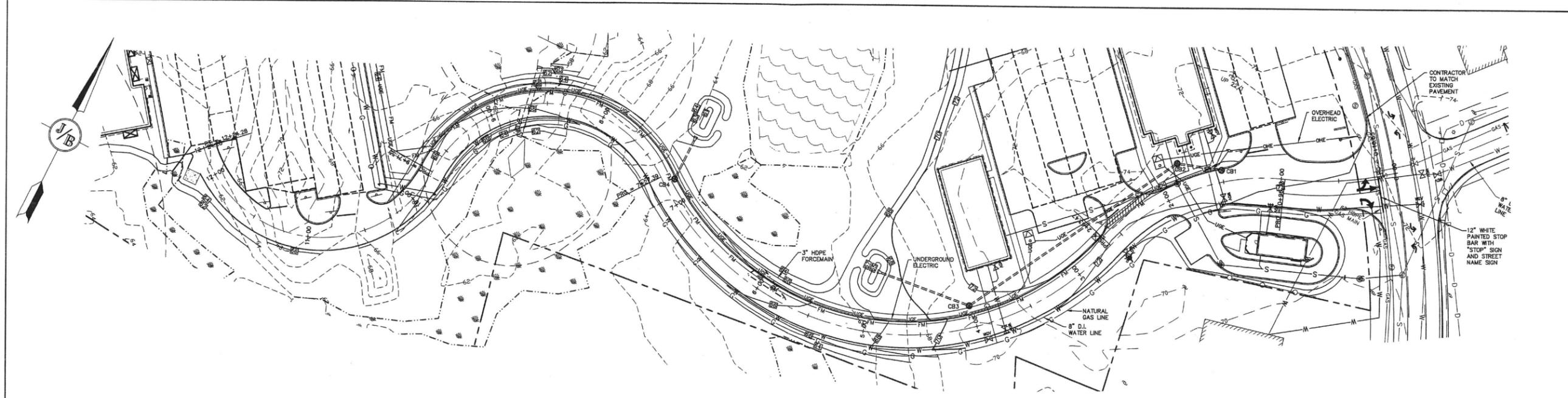
603-772-4746  
FAX: 603-772-0227  
E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	<b>GRADING AND DRAINAGE PLAN</b>
Project:	<b>80 EPPING ROAD, EXETER, NEW HAMPSHIRE</b>
Applicant:	<b>TUCK REALTY CORP. 149 EPPING ROAD, SUITE 2A, EXETER, NH 03833</b>

<b>PROJECT PARCEL</b> TAX MAP 55 LOT 3 TAX MAP 82 LOT 111 <b>TOTAL LOT AREA</b> 723,999 SF 16.62 ACRES
<b>APPLICANT</b> TUCK REALTY CORP. 149 EPPING ROAD, SUITE 2A EXETER, NH 03833
<b>OWNER OF RECORD</b> TAX MAP 55 LOT 3 80 EPPING ROAD REALTY TRUST DAVID SANDERSON, TRUSTEE 33 HOBBS ROAD NORTH HAMPTON, NH 03882 BK. 4744 PG. 1327
TAX MAP 82 LOT 111 PATRICIA WASHBURN REVOCABLE TRUST PATRICIA WASHBURN, TRUSTEE PO BOX 38 MIDDLETON, NH 03887 BK. 3521 PG. 2229

DRAWING No.	<b>C6</b>
SHEET 9 OF 28	JBE PROJECT NO. 14101





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 Design: JSR Draft: PSL Date: 1/15/14  
 Checked: JSR Scale: 1"=40' Project No.: 14101  
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0	3/11/15	ISSUED FOR REVIEW	PSL
REV.	DATE	REVISION	BY



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 Civil Engineering Services  
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
 603-772-4746 FAX: 603-772-0227 E-Mail: JBE@JONESANDBEACH.COM

Plan Name:	<b>PLAN AND PROFILE</b>
Project:	80 EPPING ROAD, EXETER, NEW HAMPSHIRE TUCK REALTY CORP.
Applicant:	149 EPPING ROAD, SUITE 2A, EXETER, NH 03833

DRAWING No. **P1**  
 SHEET 18 OF 28  
 JBE PROJECT NO. 14101

## PHOTOLOG OF IMPACT AREAS



Tuck Realty Corp  
Epping Road Exeter



1. Looking east over impact area 1.



2. Looking west over impact area 2.



3. Looking west over impact area 3.



4. Looking south over impact area 4.



5. Looking north over impact area 5.

Appendix I  
New Hampshire Natural Heritage Inventory Inquiry



## New Hampshire Natural Heritage Bureau

---

**To:** Michael Garrepy  
10 South Watson Ln  
Dover, NH 03820

**Date:** 1/4/2015

**From:** NH Natural Heritage Bureau

**Re:** Review by NH Natural Heritage Bureau of request dated 1/4/2015

NHB File ID: NHB15-0064

Applicant: Michael Garrepy

Location: Tax Map(s)/Lot(s): 55/3  
Exeter

**Project Description:** Multifamily housing on a portion of the property with a commercial component along Epping Road. No parking or structures proposed within approximately 200 feet of the Colcord Pond. Approximately 65% protected open space proposed.

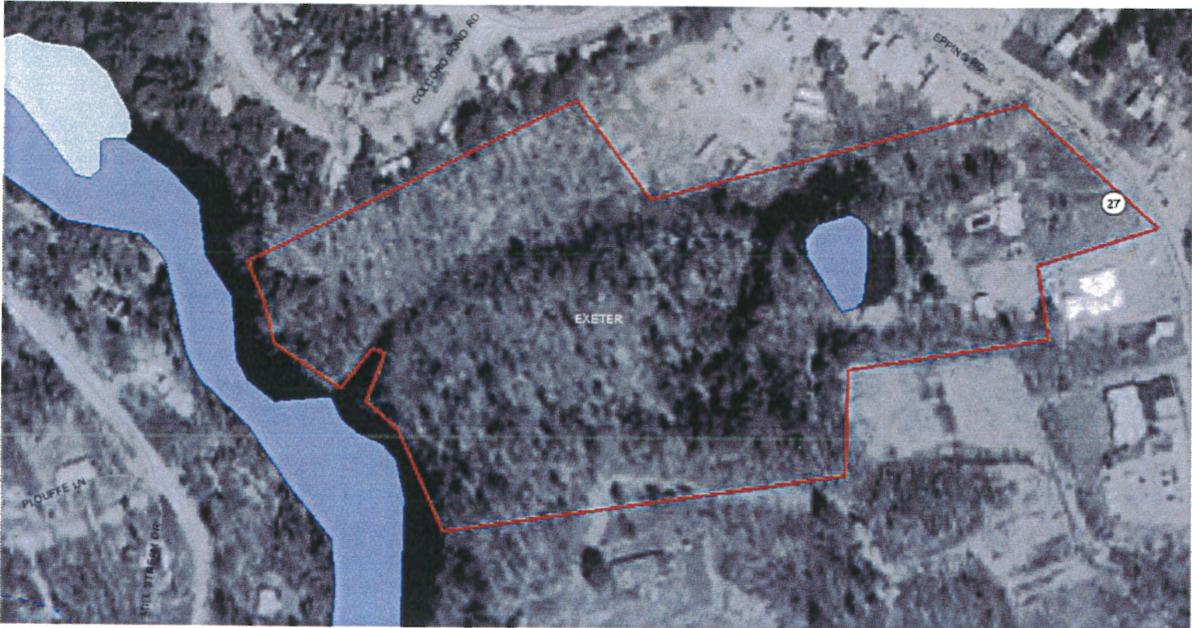
The NH Natural Heritage database has been checked for records of rare species and exemplary natural communities near the area mapped below. The species considered include those listed as Threatened or Endangered by either the state of New Hampshire or the federal government. We currently have no recorded 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 1/3/2016.



MAP OF PROJECT BOUNDARIES FOR NHB FILE ID: NHB15-0064



Appendix II  
State Historic Preservation Office Inquiry

Please mail the completed form and required material to:

New Hampshire Division of Historical Resources  
 State Historic Preservation Office  
 Attention: Review & Compliance  
 19 Pillsbury Street, Concord, NH 03301-3570

**RECEIVED**  
 DEC 31 2014

DHR Use Only	
R&C #	6360
Log In Date	12/31/14
Response Date	1/9/15
Sent Date	1/12/15

**Request for Project Review by the  
 New Hampshire Division of Historical Resources**

- This is a new submittal
- This is additional information relating to DHR Review & Compliance (R&C) #:

<b>GENERAL PROJECT INFORMATION</b>	
Project Title RESIDENTIAL, RETAIL & COMMERCIAL DEVELOPMENT	
Project Location 80 EPPING ROAD	
City/Town EXETER	Tax Map 55 Lot # 3
✓ NH State Plane - Feet Geographic Coordinates: Easting 1171547 Northing 178555 (See RPR Instructions and R&C FAQs for guidance.)	
Lead Federal Agency and Contact (if applicable) (Agency providing funds, licenses, or permits) Permit Type and Permit or Job Reference #	
State Agency and Contact (if applicable) NHDES Alteration of Terrain Permit Type and Permit or Job Reference # Pending	
<b>APPLICANT INFORMATION</b>	
Applicant Name TUCK REALTY CORP.	
Mailing Address 149 EPPING ROAD, SUITE 2A	Phone Number (603) 778-6894
City EXETER State NH Zip 03833	Email mgarrepy@gmail.com
<b>CONTACT PERSON TO RECEIVE RESPONSE</b>	
Name/Company KELLY SPAINHOWER, JONES & BEACH ENGINEERS, INC.	
Mailing Address PO BOX 219	Phone Number 6037724746
City STRATHAM State NH Zip 03885	Email kspainhower@jonesandbeach.com

*This form is updated periodically. Please download the current form at [www.nh.gov/nhdhr/review](http://www.nh.gov/nhdhr/review). Please refer to the Request for Project Review Instructions for direction on completing this form. Submit one copy of this project review form for each project for which review is requested. Include a self-addressed stamped envelope to expedite review response. Project submissions will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: [www.nh.gov/nhdhr/review](http://www.nh.gov/nhdhr/review) or contact the R&C Specialist at [christina.st.louis@dcr.nh.gov](mailto:christina.st.louis@dcr.nh.gov) or 603.271.3558.*

**PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION**

Project Boundaries and Description

- Attach the relevant portion of a 7.5' USGS Map (photocopied or computer-generated) *indicating the defined project boundary. (See RPR Instructions and R&C FAQs for guidance.)*
- Attach a detailed narrative description of the proposed project.
- Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) *(Informative photo captions are requested.)*
- A DHR file review must be conducted to identify properties within or adjacent to the project area. Provide file review results in **Table 1** or within project narrative description. *(Blank table forms are available on the DHR website.)*  
File review conducted on 11/21/2014.

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area?  Yes  No  
If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s):

- Photographs of *each* resource or streetscape located within the project area, with captions, along with a photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity?  Yes  No  
If yes, submit all of the following information:

- Description of current and previous land use and disturbances.
- Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

**Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.**

**DHR Comment/Finding Recommendation** *This Space for Division of Historical Resources Use Only*

- Insufficient information to initiate review.**  Additional information is needed in order to complete review.
- No Potential to cause Effects  No Historic Properties Affected  No Adverse Effect  Adverse Effect

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

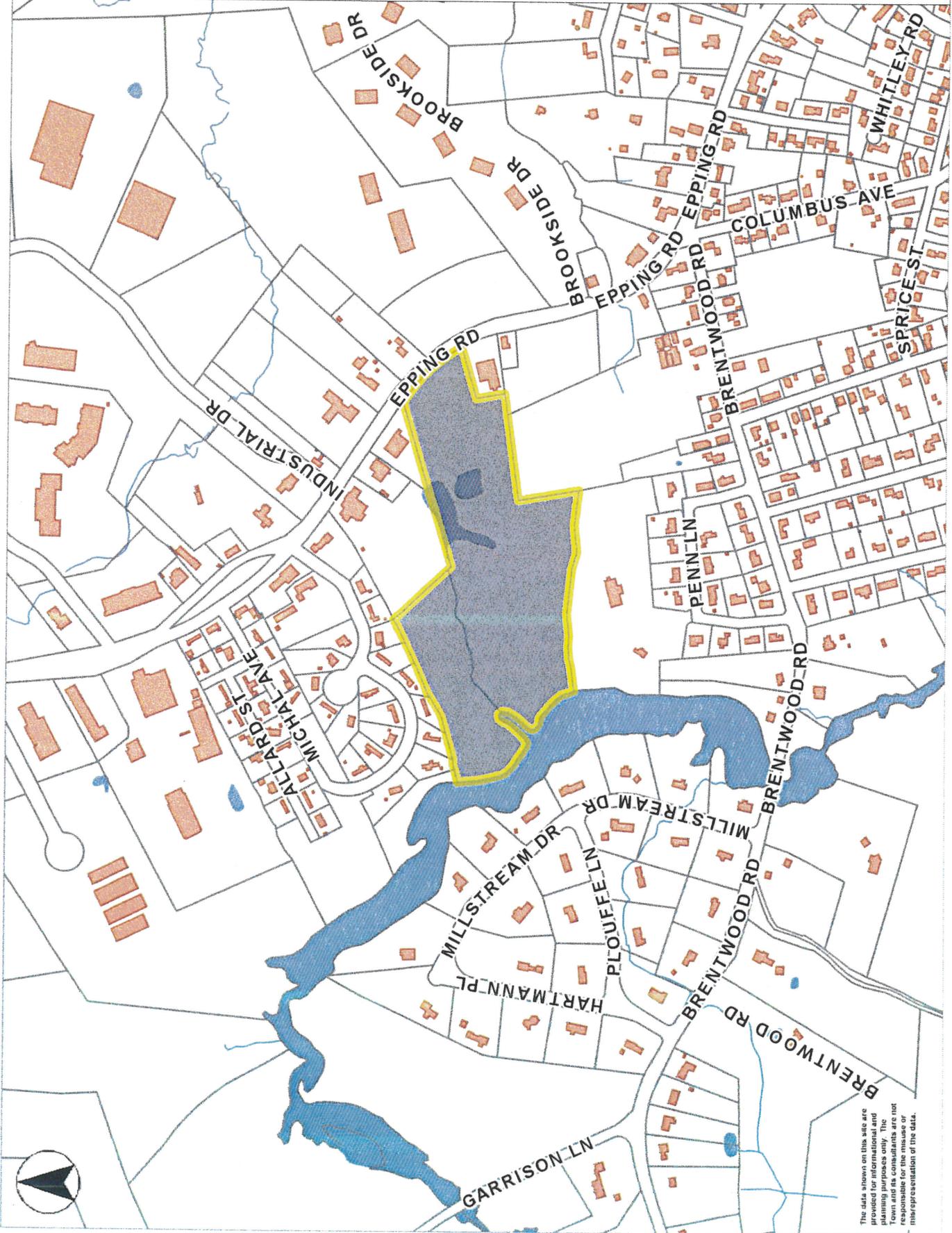
*If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.*

Authorized Signature: Richard Bennett DS/HPO Date: 1-9-15

Appendix III  
Tax Map, List of Abutters, Abutter Notification Letter, and Certified Mail Receipts



- Parcels
- NE Highways
- US Highways
- US Highway
- State Highway
- Town Boundary
- Abutting Towns
- Streets
- Micro Streams
- Parcel Streams
- Open Water
- Buildings



The data shown on this site are provided for informational and planning purposes only. The town's GIS consultants are not responsible for any errors or misrepresentation of the data.

0 720 1440 ft

Printed on 02/20/2015 at 09:21 AM

**ABUTTERS LIST**  
**Map 55, Lot 3**  
**80 Epping Road, Exeter, NH**  
**August 6, 2015**

Tax Map/Lot No.

Name & Address

**Owner:**

55/3

David Sanderson, Trustee  
80 Epping Road Realty Trust  
33 Hobbs Road  
North Hampton, NH 03862

**Applicant:**

Tuck Realty Corp.  
149 Epping Road, Suite 2A  
Exeter, NH 03833

**Abutters:**

55/4

Wesley Nickerson, Jr  
Gail Nickerson  
300 Route 125  
Brentwood, NH 03833

55/6

Rochelle Realty, LLC  
104 Epping Road, Suite 2  
Exeter, NH 03833

55/9

Kerry Alexander  
3 Colcord Pond Drive  
Exeter, NH 03833

55/10

Edward & Dolores Elcik  
5 Colcord Pond Drive  
Exeter, NH 03833

55/11

Keith Metcalfe  
7 Colcord Pond Drive  
Exeter, NH 03833

55/12

Barbara Burton  
9 Colcord Pond Drive  
Exeter, NH 03833

55/13

Raoul & Sandra Mathieu  
11 Colcord Pond Drive  
Exeter, NH 03833

55/14

Ronald Defresne  
14 Garvins Falls Road  
Concord, NH 03301

55/15

Richard & Kimberly Lefave  
15 Colcord Pond Drive  
Exeter, NH 03833

55/16 & 55/73

Town of Exeter  
10 Front Street  
Exeter, NH 03833

55/72

John & Gail Perkins  
93A Epping Road  
Exeter, NH 03833

55/74

Julieta & Donald Petterson  
150 Pickpocket Road  
Brentwood, NH 03833

55/75 & 55/76

Felder Kuehl Properties, LLC  
PO Box 689  
Bristol, NH 03222

62/90

Calvary Baptist Church  
12 Little River Road  
Exeter, NH 03833

62/111

Patricia Washburne, Trustee  
Patricia Washburne Revocable Trust  
PO Box 38  
Middleton, NH 03887

62/112

Great Bay Kids Company  
  
81 New Hampshire Avenue  
  
Portsmouth, NH 03801

62/114

78 Epping Road, LLC  
  
78 Epping Road  
  
Exeter, NH 03833

LETTER OF AUTHORIZATION

I, David Sanderson, Trustee of 80 Epping Road Realty Trust, as owner of property depicted on Tax Map 55, Lot 3, do hereby authorize, W. Turner Porter, Jr., Tuck Realty Corp., Donahue, Tucker and Ciandella, as its attorneys, and Jones and Beach Engineers to execute all land use applications to the Exeter Planning Board or any required relief from the Exeter Zoning Board of Adjustment and to take any action necessary for the application and permitting process, including but not limited to, attendance and presentation at public hearings, of the said property.

Dated:

\_\_\_\_\_  
Witness

80

**APPROVED**

By:

*By Dave Sanderson at 4:53 pm, Oct 28, 2014*

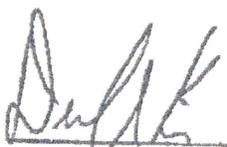
David Sanderson, Trustee

14101

Letter of Authorization

I, Turner Porter, Tuck Realty Corp., 149 Epping Road, Suite 2A, Exeter, NH 03833, developer of property located in Exeter, NH, known as Tax Map 55, Lot 3, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on 80 Epping Road in Exeter, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Turner Porter  
Tuck Realty Corp.

1/14/15  
Date