

Exeter Conservation Commission
May 14, 2024
Novak Room
10 Front Street
7:00 PM
Draft Minutes

Call to Order

1. Introduction of Members Present (by Roll Call)

Present at tonight’s meeting were by roll call, Chair Dave Short, Vice-Chair Connor Madison, Trevor Mattera, Andrew Koff, Kyle Welch, Nick Campion, Keith Whitehouse, Alternate Michelle Crepeau, Alternate Bill Campbell, and Select Board Representative Dave Chartrand.

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

Mr. Short called the meeting to order at 7:00 PM and introduced the members.

2. Public Comment

There was no public comment outside of agenda items.

Action Items

1. Wetland and Shoreland Conditional Use Permit application for a proposed Vehicle Storage Area and Accessory Storage at Tax Map 52, Lot 112.2 for Foss Motors.

Mr. Short read out loud the Public Hearing Notice.

Christian Smith of Beals Associates presented the application on behalf of Foss Motors. He indicated Brenden Walden was here on behalf of Gove Environmental. Mr. Smith described the location of the proposed building and adjacent parking lot. He referenced the survey and wetland delineation. Mr. Smith described small wetland pockets, shoreline protection setbacks and wetland buffers on the 6.24-acre parcel. He noted there were two iterations with the Technical Review Committee (TRC). Conventional asphalt is proposed with impervious pavement shown on the plan in the hatched area. He indicated the connecting driveway and trees greater than 16” caliper shown on the plan. Mr. Smith referenced the site walk this afternoon.

Mr. Smith described the 22,500 square foot (area) building proposed to store dry parts. The need for the building is driven by the inability to get parts timely when they need them. He noted roof runoff would be addressed with downspouts and gutters.

44 Mr. Smith described drainage in detail with bioretention and lateral drains 25' on center beneath.
45
46 Ms. Crepeau expressed concerns with impact to the wetland buffer.
47
48 Mr. Smith displayed the shoreland areas in green and orange on the map as the 300' in green, 150' in
49 orange and temporary in purple.
50
51 Mr. Smith described restoration of the temporary impacts with loam and seed.
52
53 Mr. Campbell asked how wide the area would be compared to the existing Foss Motors area (the area
54 shown in the green rectangle on the plans) and he noted they would have about half of the frontage
55 Foss has now.
56
57 Mr. Campbell asked about the two paved wetlands in A1 and A2 and Mr. Smith responded they are
58 connection to other wetland systems. Mr. Walden clarified that A1 and A2 are natural wetlands. Mr.
59 Campbell asked if B6 and B4 were being filled. Mr. Koff noted the buffered impacts to A2. A1 is a
60 retention pond when Foss was built.
61
62 Mr. Koff asked about rip rap and Mr. Smith showed the location.
63
64 Ms. Crepeau asked the number of parking spaces and Mr. Smith indicated the required landscaped
65 islands were proposed but the parking lot would not be striped, spaces not designated as they were a
66 display area.
67
68 Ms. Crepeau asked about snow removal and Mr. Smith noted Foss moves snow offsite if inundated.
69
70 Mr. Campbell asked where the water would go. Mr. Smith noted the impervious system is lined with
71 geo-fabric and would go to manholes and a pipe. He noted they were not completely impervious. Mr.
72 Campbell asked if eventually the water would go to Wheelright Creek and Mr. Smith indicated yes. Mr.
73 Campbell asked the lifespan of the fabric and Mr. Smith indicated if not disturbed about 25-30 years.
74 Mr. Koff asked if water was entering the reservoir and Mr. Smith indicated no. Mr. Campbell asked
75 about climate change. Ms. Murphy noted the required multiplier has to be met. Mr. Smith noted the
76 trench could not be located on the other side per the state. He noted no infiltration testing had been
77 done yet.
78
79 Mr. Madison referenced areas B1-B3 and noted while they meet state jurisdiction, they are called
80 swales and he has never seen that. B1 and B2 are described as manmade drainage ditches. B3 has no
81 impact and B4 is the northside of the building. Mr. Smith noted preapplication with the state is not
82 necessary under 10,000' of disturbance and so this would be a minor impact application. Mr. Madison
83 expressed concerns with the removal of trees and establishing a natural wetland buffer.
84
85 Mr. Koff noted that during the conceptual hearing the design was not capturing infiltration on site and
86 noted concerns with displacement of infiltration capacity from the site. He expressed concerns with

87 runoff from the parking lot during a heavy rainstorm reaching overflow elevation. Mr. Smith noted they
88 were reducing volume and peak flow. The parking lot was reduced since conceptual.

89
90 Mr. Koff noted concerns about the larger size (from the conceptual) of the parking lot. The impact is
91 concerning and the scope of wetland buffer impacts. He noted this is a sensitive location next to the
92 town drinking water supply and felt it was not designed in a way that was sensitive to the site and
93 wetland impact from the building.

94
95 Ms. Crepeau echoed the concerns about the parking lot.

96
97 Mr. Whitehouse stated that while he agreed with the balance of people doing what they want on their
98 own land he had concerns with the adjacent water supply.

99
100 Ms. Murphy asked about meeting nitrogen requirements and Mr. Smith indicated the extended
101 retention time.

102
103 Ms. Murphy indicated the design had not been reviewed by the town's engineer, Underwood
104 Engineering (UEI). Mr. Campbell indicated he would like to wait to make a recommendation until the
105 Commission has this report. Ms. Murphy noted the Commission could request that more information is
106 provided.

107
108 Mr. Short reviewed the criteria for wetlands. #1 is permitted in the zone. #2 whether there is an
109 alternate design that is feasible with less impact. Mr. Koff noted concerns with natural wetland, forest
110 clearing and grading and believes the design could be more sensitive to the southern areas. Mr.
111 Madison agreed. #3 impact/functions and values – Mr. Koff noted it would be helpful to have the UEI
112 report to understand the underdrain system and drainage to Wheelwright Creek. Mr. Madison noted
113 the impact to A2. Mr. Smith noted the scoring mechanism. Mr. Walden noted minimal impact. Mr. Koff
114 did not agree due to the sensitivity of the site and felt it needed additional consideration.

115
116 Mr. Campbell asked about the stream to the west. Ms. Murphy indicated north of Foss Motors, which
117 outlets to A1. Mr. Koff described the other car dealership, Hannaford, and renovated stream area which
118 adds flow to this (while the applicant is not responsible for other property flow).

119
120 Mr. Koff noted concerns with monitoring the areas contributing to the runoff adequately and the size of
121 the drain being connected to. Mr. Smith noted the drain had plenty of capacity outside the 100-year
122 flood plain. Mr. Koff noted this is something UEI should review – the additional flow to the system. Mr.
123 Smith noted that there are not prime wetlands involved and Aot is not impacted in this case. #4 impact
124 detrimental to wetland buffer is being discussed. #5 public, health, safety and welfare, loss etc. – Mr.
125 Koff noted the area of sensitivity. Mr. Short continued reading the criteria out loud. #6 wetland buffers
126 elsewhere on the site – Mr. Smith indicated an inability to because of being surrounded by
127 development. #7 temporary disturbances – Mr. Smith described restoration. #8 permits from NHDES,
128 485-A:17, NH wetland, Army Corp – S 404 of Clean Water Act, etc. The answers were noted to be sparse
129 just the design impact. Mr. Koff indicated there were typically more explanations. Mr. Smith referenced
130 Gove Environmental's memo.

131
132 Mr. Chartrand indicated he felt it appropriate to wait for the design review from UEI. Mr. Short agreed
133 noting combined with the location next to the town's water source, having that report would be a big
134 factor in deciding. Mr. Koff expressed concerns that the applicant will be meeting with the Planning
135 Board on the 23rd and may take action without the Commission's review. A memo could be sent. Ms.
136 Murphy noted that if the Planning Board did not make a decision on the 23rd their next meeting is on the
137 13th of June and the Commission would have the opportunity to meet before then.

138
139 Mr. Mattera indicated the area is sensitive because of the reservoir. With hydrology and water quality
140 changes a concern and not having an engineering background, stripping so many trees. The
141 management plan (stormwater and impervious system) has not been discussed. He agreed waiting for
142 the report would be beneficial. Mr. Smith noted the applicant would have AoT (Alteration of Terrain)
143 and would be required to provide stormwater inspection and maintenance reports annually as well as
144 maintaining the impervious pavement to keep it functioning.

145
146 Mr. Short noted the Board has reached a consensus that it is beneficial to wait for more information
147 from UEI.

148
149 MOTION: Mr. Madison motioned to table until UEI is complete, before the Conservation Commission's
150 meeting on June 11th. Mr. Short seconded the motion. A vote was taken, all were in favor, the motion
151 passed 7-0-0.

152
153 2. Letters of support for Bank Stabilization along the Exeter River at River Run at Exeter –Aquatic
154 Resource Mitigation Grant (Paige Libby, J&B and Tracy Degnan, RCCD)

155
156 Paige Libby and Tracy Degnan presented the bank stabilization plan for River Run at Exeter and showed
157 the Commission some stormwater plans to deal with drainage of the ponding areas. Ms. Degnan posted
158 a plan showing an area near the clubhouse. She noted plans for rain barrels, swale and rain garden. She
159 noted the culvert would keep water off of the road and use of a larger bioretention system.

160
161 Ms. Degnan described the living shoreline proposal for dealing with bank erosion. She noted the April
162 20 storm caused a bank failure. Ms. Libby got an emergency authorization from NH DES for temporary
163 stabilization. DES would like to see the living shoreline concept. She discussed funding applications with
164 DES and Great Bay 20 30 and noted she would like to have letters of support.

165
166 Mr. Mattera noted habitat value should be discussed. Mr. Koff noted that they were using wood and
167 asked about the living shoreline concept. Ms. Murphy described restoration with natural vegetation.

168
169 MOTION: Mr. Madison motioned to authorize Mr. Short to issue letters of support. Mr. Mattera
170 seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

171
172 3. Letters of support future grant applications for Conservation of the Rugg Property

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174 Mr. Chartrand provided an update on the title and boundary issues by reading a letter dated April 29th
175 from Town Planner Dave Sharples. He noted the report provided by the Ruggs contradicts many prior
176 surveys and the tax maps and town counsel was engaged. The town made an offer of resolution (which
177 could not be specified per legal) on April 29th and has received no response from the Ruggs. They met
178 with them and counsel last week and there was no mention of the offer.

179
180 Mr. Short noted that while this has always been contingent upon resolution of the boundary issues the
181 Commission would still support the application under the same conditions. Ms. Murphy noted there are
182 three specific grant applications, and it would be good to provide Mr. Short with blanket authorization
183 concerning issuance of support letters for this project's grant applications.

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185 MOTION: Mr. Koff motioned to approve the authorization for Mr. Short as proposed by Ms. Murphy.
186 Mr. Mattera seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

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188 4. Approve expenditure – Spring Tree program (\$253.80)

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190 Ms. Murphy detailed the program with the students of Lincoln Street School. Each of the fourth-grade
191 students are given a sapling to take home and plant. The expenditure request is for the purchase of
192 saplings.

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194 MOTION: Mr. Short motioned to approve the expenditure request of \$253.80 from the Conservation
195 fund. Mr. Mattera seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

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197 5. Committee Reports

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199 a. Property Management

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201 i. Raynes Farm

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203 Ms. Murphy reported there was bird dog training on the property in the morning, and it is a
204 non-commercial club activity which is allowed. Mr. Campbell asked if it would impact the
205 farmer and Ms. Murphy didn't think so. She would like to follow up after the first cut due to
206 nesting bird sensitivity.

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208 b. Trails

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210 Mr. Short reported being contacted by Sean who would like to use flat rock in the low areas and put
211 together a plan for materials and labor.

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213 Mr. Short noted the powerline restoration went well putting things back together.

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215 c. Outreach Events

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217 i. Citizen's Science Project – River Herring Migration Count

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Ms. Murphy indicated information is available on the town website for volunteers wanting to participate in the herring count at Great Bridge to supplement NH Fish & Games count which they are doing three times a day. Mr. Welch asked if ExeterTV might want to put something together and Ms. Murphy indicated Bob reached out to her today.

ii. SST Student Clean Up – 5/15 (rain date 5/17)

Ms. Murphy reported the student clean up day will be two times, 7-9 AM and 10-11:30 AM on the 15th with a rain date of the 17th.

iii. Explore Exeter Walk – May 22 – 3 PM

Ms. Murphy noted the next walk would be at Henderson Swasey Town Forest. Parking is recommended at the Trestle lot or 3C1 since Watson Road has been posted no parking on street and tickets are being issued with a \$15 fine. She noted the last walk went well with about five attendees.

d. Other Committee Reports (River Study, Sustainability, Energy/CPAC, Tree, CC Roundtable)

Mr. Mattera indicated he went to the River Advisory meeting and the final report was provided concerning the Pickpocket Dam which includes public comments and emails. The Committee voted 4-0-2 to recommend dam removal to the Select Board.

Ms. Murphy reported the Sustainability and Energy Committee met and is interested in the proposal for a Styrofoam collection event. They will discuss feasibility and review the Waste Management contract expiring in 2027.

6. Approval of Minutes April 9, 2024 Meeting

MOTION: Mr. Short motioned to approve the April 9, 2024 meeting minutes. Mr. Koff seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.

7. Correspondence

There were no updates outside of agenda items.

Other Business

Next Meeting; Date Scheduled 6/11/24, Submission Deadline 5/31/24

260 8. Adjournment

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262 MOTION: Mr. Short motioned to adjourn the meeting at 8:55 PM. Mr. Koff seconded the
263 motion. A vote was taken, all were in favor, the motion passed 7-0-0.

264

265 Respectfully submitted,

266 Daniel Hoijer, Recording Secretary

267 Via Exeter TV, Zoom ID 874 3044 0587