

Exeter Conservation Commission  
July 9, 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, Valorie Fanger, Keith Whitehouse, Alternate Michelle Crepeau, Alternate Donald Clement, Alternate Bill Campbell, and Select Board Representative Dave Chartrand.

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

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

2. Public Comment

A resident of 6 Brentwood Road expressed concerns that there may be unauthorized mowing taking place on Parcel #93-1 and that two signs have been removed. She requested restoration and noted she will attend the August 13, 2024 meeting to follow-up. Ms. Murphy responded that the property has the ability for a one-time per year mow and will follow up with that.

**Action Items**

1. Continued discussion of a 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.

Chair Short read out loud the Public Hearing Notice. He indicated that the application for Foss Motors was discussed at the last meeting and continued in order to review the comments made by Underwood Engineering. Chair Short activated alternate, Michelle Crepeau.

Christian Smith of Beals Associates addressed the UEI comments which had been received at the last meeting but noted there was another memo received yesterday. Mr. Smith reported there were test pits done in areas where the bioretention pond, building and pavement would be located.

Mr. Koff asked if the pervious pavement plan was new. Mr. Smith responded that per recommendation of the Town Planner and Engineer at the second TRC meeting and Foss was okay with it. Mr. Smith noted the parcel was formerly a sand and gravel pit.

44 Mr. Smith indicated that the wetland and soil scientist, Gove, dug into the hillside rather than knock  
45 down a large area of trees and vegetation to get to the top of the slope.

46  
47 Mr. Smith reviewed and addressed the UEI comments for 3' native soil for stormwater and noted the  
48 plan for porous pavement which has a liner and underdrains and is treated with the medium  
49 underneath and a non-issue, treatment takes place under the surface. He noted he would not design  
50 here without underdrains. Mr. Koff clarified that what he was saying is that UEIs comments were  
51 directed toward a system with no underdrain. Mr. Smith indicated a 3' separation is not needed for  
52 separation and discharge to a closed drainage system.

53  
54 Mr. Koff asked if AoT was needed for this project and Mr. Smith indicated yes. Mr. Koff noted that the  
55 Town regulations can be more strict.

56  
57 Mr. Smith discussed the very large infiltration trench and soil type behind the building. Mr. Koff clarified  
58 that the system and porous pavement drains to overflow; the underdrain flows under the road to the  
59 other side of the street where there is a pond.

60  
61 Chair Short asked if the building level were decreasing, and Mr. Smith indicated it was coming down 6.'

62  
63 Mr. Smith discussed the comment about the infiltration trench rate and soil type.

64  
65 Mr. Whitehouse asked if he is confident the roof runoff draining would not end up in the drinking water.  
66 Mr. Smith responded that there is an overflow mechanism.

67  
68 Ms. Fanger expressed concerns with the shoreland, and woodland protection and impact to drinking  
69 water. Mr. Smith indicated drainage would end up downstream. Ms. Fanger noted cars have oil and  
70 other fluids and dirt. Mr. Smith indicated it was a proposed show lot and the cars would not be run  
71 much. Ms. Fanger expressed concerns with the size of the building and parking lot in that space.

72  
73 Ms. Murphy noted the UNH design criteria did say 3' separation and that she would send it to him. Mr.  
74 Koff questioned the depth of the underdrains below pavement. Mr. Smith indicated two to two and a  
75 half feet. Mr. Koff questioned whether the filtration capacity would be reduced with less distance and  
76 time than with 5.' Mr. Smith noted the native soil above seasonal highwater. Chair Short clarified that  
77 they are capturing it and it will exit below the reservoir.

78  
79 Chair Short asked if there were any comments from the public.

80  
81 Unidentified, asked how often the system would be changed. Mr. Smith noted porous pavement  
82 systems are required to be vacuumed a couple of times per year and it would be changed when it fails  
83 which would be evidenced by ponding water. He noted the area can be salted during winter storms.

84  
85 Steve asked about lead from the Gun Club that abuts the property. Mr. Koff indicated it was not near  
86 the Gun Club. Ms. Murphy discussed the town's remediation plan. Mr. Clement discussed the significant  
87 clean up 15 years ago on the northern side, 400-600 yards to the east.

88  
89 Mr. Koff indicated concerns with a large impact on a small parcel. The original plan was for just a  
90 parking lot. He felt the large building is too big for such a site in terms of impacts to the wetland buffer  
91 and felt the drainage would still be impactful. He noted the wetland buffer drain to the south side of  
92 the building and the watershed supply right by the intake. He indicated he would like to see a redesign  
93 excluding that impact. Mr. Koff questioned whether the building could be tightened up to two stories to  
94 reduce impact.

95  
96 Ms. Crepeau agreed that the building design was concerning. She asked the exact dimensions of the  
97 building. Mr. Smith indicated 22,000 SF. She asked the estimated number of parking spaces (although  
98 they are not going to be striped) and Mr. Smith indicated 80-100 vehicles.

99  
100 Mr. Clement asked how cars are delivered, and Mr. Smith indicated the large carrier drops them at Foss  
101 Motors and they are driven down. Mr. Clement stated that while not voting on this application he has  
102 concerns because the town must protect the reservoir and a large buffer is important and becoming  
103 thinner. He indicated removing trees increases the problem. He indicated that he felt this system will  
104 go into the town's drinking water and he is very uncomfortable with the plan. He stated that if the town  
105 allows encroachment into those buffers, he doesn't know why they were put through. Mr. Smith stated  
106 that the stormwater will not be going into the reservoir. Mr. Koff disagreed. He noted there are limits  
107 to what is being captured and did not feel the margin for construction was taken into account and the  
108 impact can creep out beyond the plan. He indicated a buffer or transition point is necessary or it will  
109 affect the marginal area that does drain into the pond.

110  
111 Mr. Madison asked Mr. Smith if he planned to respond to UEI's last memo and he indicated yes. Mr.  
112 Koff asked when he would be taking the application to the Planning Board and Mr. Smith indicated  
113 Thursday. Mr. Koff indicated there was still a lot in motion.

114  
115 Mr. Mattera stated that he found the project hard to swallow and has to look at the value of the  
116 waterbody and what the buffers mean and why they are put in place. He found the proposal for the  
117 parking lot and size of the building egregious and unnecessary.

118  
119 ***Ms. Fanger motioned that after reviewing the wetland conditional use permit application the***  
120 ***Commission is not in support because of the impact to shoreland buffers and water quality. Mr. Koff***  
121 ***seconded the motion.***

122  
123 Mr. Koff clarified that the motion was shoreland focused.

124  
125 ***A vote was taken, all were in favor, the motion passed 7-0-0.***

126  
127 Mr. Koff noted the wetland buffer is also within the shoreland and while there are other non-town  
128 jurisdictional man-made wetlands shown in orange and the swale and up top. He recommended  
129 representation at the Planning Board meeting on Thursday from members of the Commission.

130

131 **Mr. Madison motioned that after reviewing the wetland conditional use permit application the**  
132 **Commission is not in support of the application due to wetland buffer impact in the shoreland district.**  
133 **Ms. Crepeau seconded the motion. A vote was taken, all were in favor, the motion passed 7-0-0.**  
134

135 2. Wetland Conditional Use Permit application from IS Realty Trust for a minor subdivision at 100  
136 Linden Street adding two additional lots with partial shared driveway with access via Patricia Ave.  
137 Tax Map 104 Lot 71 (Ian Winter, owner)

138  
139 Chair Short read out loud the public hearing notice.

140  
141 Mr. Clement recused himself.

142  
143 Ian Winter presented the plan for a minor subdivision. He indicated there was public water and sewer  
144 available to connect to. He noted that the owner would restore previous temporary impacts that had  
145 been left unrestored.

146  
147 Chair Short asked for comments from the public at 7:55 PM and being none, the Commission entered  
148 deliberations.

149  
150 Mr. Koff indicated there was no storm water management required; the plan is a modification of what  
151 was previously approved. Mr. Koff noted if there was water coming onto the property from a new  
152 development it may be a Planning Board issue.

153  
154 **Mr. Mattera motioned after reviewing the application for a wetland conditional use permit that the**  
155 **Commission is in support of the application as presented. Mr. Madison seconded the motion. A vote**  
156 **was taken, all were in favor, the motion passed 7-0-0.**

157  
158 Mr. Clement returned to the meeting table.

159  
160 3. Conceptual discussion for 3 4-story apartments with 121 2-bedroom units, a 4,680 SF commercial  
161 space, and a separate triplex from Haven Lane at Tax Map 65, Lot 118 (Portsmouth Ave/Haven Ln).  
162 (Paige Libbey, Jones and Beach

163  
164 Chair Short read out loud the Public Hearing Notice. He reminded everyone present that this was a  
165 conceptual discussion only. Mr. Koff agreed, noting that they are not deciding anything tonight. Chair  
166 Short requested that everyone keep their focus on the jurisdiction of the Commission which is strictly  
167 advisory.

168  
169 Joe Coronati of Jones & Beach indicated Paige Libbey, John O'Neill, Jim Gove and the Greens were  
170 present. Mr. Coronati indicated the parcel is 6.7 acres and the Fisher Auto Parts property, next to the  
171 Thirsty Moose is currently in the buffer already with regard to behind the building. He showed the  
172 location on Portsmouth Ave and the wooded area behind. He noted areas of wetland and manmade  
173 ditches, culverts and deep swale which he noted accepts stormwater to Wheelwright Creek. He noted  
174 the areas of 75' building and parking setbacks and 40' vegetative buffer shown in beige and manmade

175 swales. He indicated the building will not be in the same footprint. Three buildings are proposed. The  
176 Town rezoned the property into the MUND or Mixed Used Neighborhood Development zone. The front  
177 of the building will be mixed, and the back of the building will be residential only. He discussed some  
178 buffer impacts which would require a CUP and stormwater detention.

179

180 Mr. Coronati indicated there would be parking on the ground floor with the building over it and runoff  
181 would be captured and treated from the roof. He noted wetland flagging was done.

182

183 Ms. Murphy indicated the plans include already disturbed areas.

184

185 Mr. Koff noted the southern wetland drains into the northern one and Wheelwright Creek.

186

187 Mr. Coronati pointed out the manmade pond, the Tire & Auto Center and big outlet structure with pipe,  
188 ditch and swale. He indicated one swale was 12-14' deep to collect stormwater from Portsmouth  
189 Avenue. He noted a drainage easement across the property would be crossed. Mr. Coronati indicated  
190 impacts to manmade portions and the rest to the buffer. Mr. Koff clarified there would be no direct  
191 natural wetland impact.

192

193 Ms. Fanger asked if there was any appeal to make the building smaller and restore impacts. Mr.  
194 Coronati indicated the areas already impacted and narrow stormwater channel for stormwater  
195 conveyance which is not heavily vegetated. He noted currently there is no stormwater treatment at all  
196 as built years ago.

197

198 Select Board Representative Chartrand recommended looking at the new development at Exeter Mill  
199 which he felt was an outstanding example of stormwater management.

200

201 Mr. Koff asked about the proposed triplex and buffer impact to the south. He noted the 75' buffer  
202 wraps around the building and questioned temporary or permanent impacts not currently shown and  
203 people's backyards. The buffers are very tight.

204

205 James Gove of Gove Environment indicated he reviewed the delineation and agreed there were man  
206 made structures identified as obvious by their cut into the land. Mr. Gove discussed identifying poorly  
207 drained soil, upland, past farm use and water quality and storage. He commented that the northern  
208 portion was forested wetland.

209

210 Mr. Coronati indicated an affordable housing component to the plan.

211

212 Mr. Clement indicated Exeter is known as a designated Tree City and this parcel is a very forested area  
213 and nothing drains water better than a forest. He noted the trees are also a good sound buffer from  
214 Portsmouth Avenue. Mr. Clement expressed concerns with covering good fertile soil with pavement  
215 and the loss of canopy and natural resource which the Commission should discuss.

216

217 Chair Short opened the hearing to comments from the public at 8:33 PM. He asked that comments be  
218 limited to the purview of the Commission and not be repetitive.

219  
220 Concerns were expressed with drainage to adjacent property and potential to create a groundwater  
221 dam with the underground parking structure. Concerns were raised about the animal habitat, the buffer  
222 between the neighborhood and commercial zone.  
223  
224 Chair Short asked if there would be data concerning the parking lot wall holding water. Mr. Coronati  
225 indicated there would be geotechnical for the foundation design.  
226  
227 Concerns were expressed about the quantity of sump pumps already in use regularly by adjacent  
228 property owners.  
229  
230 Steve Taylor asked how an auto parts building could be designed in the MUND. Chair Short noted that  
231 was a question for the Planning Board.  
232  
233 Andy of 25 Haven Hazen asked how soil was classified, and Mr. Gove explained soil profiles to him and  
234 the difference between frost and its depth in fields and forests and difference between seasonal high-  
235 water table. Concerns were expressed with already poor drainage being eliminated and negative effects  
236 to abutting properties.  
237  
238 Todd Taylor expressed concerns with drainage not pointed out on the survey. GIS does not show an  
239 outfall there. Chair Short indicated they would take a look.  
240  
241 Concerns were expressed over habitat and where it would go. A town map was held up with soils  
242 shown and concerns raised with work in the buffer, the high-water table and water already in  
243 basements, flooding in heavy rainfall, cracked foundations that need to be sealed constantly and  
244 decreased home values and more water damage.  
245  
246 Chair Short indicated the plan will come back when it is detailed with a drainage plan and they will know  
247 a lot more when the plan is refined.  
248  
249 Jan of 28 Hazen expressed concerns about wildlife impacts and not being affordable housing, drainage  
250 and urged the Commission to attend the Planning Board meeting.  
251  
252 A resident of 31 Haven expressed concerns about wildlife impacts, water and separation with the  
253 commercial zone.  
254  
255 4. Committee Reports  
256  
257 a. Property Management  
258  
259 i. Raynes Farm Updates  
260  
261 Ms. Murphy reported the L-Chip grant application was submitted for the higher cost to the west  
262 and north side, staircase and fire suppression system.

263 Ms. Murphy reported the ridge cap blew off and there is a hole which the repairs could be  
264 covered by the intern line of the budget.

265  
266 Ms. Murphy reported that she received the Moose Plate grant to cover siding and will get  
267 estimates.

268  
269 ii. Stone property mowing – July and Sept/Oct  
270

271 Ms. Murphy reported that David O’Hearn recommended mowing once more in July and in the  
272 Fall. The cost would be \$975, and funding could come from the property management account  
273 or Conservation funds. Next year only one mowing is anticipated.

274  
275 Ms. Murphy reported that the east side of the property is impounded due to beaver activity.

276  
277 ***Chair Short motioned to expend up to \$1,000 for mowing from the Conservation property***  
278 ***management budget. Mr. Mattera seconded the motion. A vote was taken, all were in favor,***  
279 ***the motion passed 7-0-0.***

280  
281 b. Trails  
282

283 Chair Short thanked Mr. Whitehouse for his work off Garrison and Industrial Drive and Jolly Rand.  
284 Mr. Whitehouse noted he did some work, but not all. Mr. Koff asked if he worked on the river trail  
285 and he said yes.

286  
287 c. Outreach Events  
288

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

290  
291 i. Energy Committee – Seeking Measuring Volunteers for Insulated Window Insert Program  
292

293 Ms. Murphy reported the Committee is looking for volunteer measurers for the window insert  
294 program and training would be starting shortly if anyone was interested. They will be at the  
295 Independence Festival.

296  
297 ii. Pickpocket Dam Project Update

298  
299 Select Board Representative Chartrand reported that Mr. Mattera went to the River Advisory  
300 meeting and the final report was provided concerning the Pickpocket Dam which includes public  
301 comments and emails. The Committee voted to recommend dam removal to the Select Board.  
302 The Select Board also voted for removal. The project will be on the CIP and go to Town Warrant.

303  
304 Ms. Murphy reported that a representative would be needed for the Flood Ready Neighborhood  
305 tour/site visit.

306 Mr. Koff publicly acknowledged Ms. Murphy for receiving the James Hayden Conservation Award  
307 from Rockingham Planning Commission. He thanked Gwen English for helping out with the  
308 nomination and Renee and Barb.

309  
310 Ms. Murphy indicated she has been identified as a recipient of the Climate Community Champion  
311 Award which will be presented next week at the Climate Summit.

312  
313 Mr. Koff noted the Ryder project is closing in 2025 and they are doing boundary work.

314  
315 5. Approval of Minutes May 14, 2024 Meeting

316  
317 MOTION: motioned to approve the May 14, 2024 meeting minutes. seconded the motion. A vote was  
318 taken, all were in favor, the motion passed 7-0-0.

319  
320 6. Correspondence

321  
322 There were no updates outside of agenda items.

323  
324 **Other Business**

325  
326 Next Meeting; Date Scheduled 8/13/24, Submission Deadline 8/2/24

327  
328 7. Adjournment

329  
330 MOTION: Mr. Clement motioned to adjourn the meeting at 9:16 PM. Mr. Koff seconded the  
331 motion. A vote was taken, all were in favor, the motion passed 7-0-0.

332  
333 Respectfully submitted,

334 Daniel Hoijer, Recording Secretary  
335 Via Exeter TV