



# TOWN OF EXETER, NEW HAMPSHIRE

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

[www.exeternh.gov](http://www.exeternh.gov)

## PUBLIC NOTICE EXETER CONSERVATION COMMISSION Monthly Meeting

The Exeter Conservation Commission will meet in the Nowak Room, Exeter Town Offices  
at 10 Front Street, Exeter on **Tuesday, July 9<sup>th</sup>, 2024 at 7:00 P.M.**

### **Call to Order:**

1. Introduction of Members Present
2. Public Comment

### **Action Items:**

1. Continued discussion of a Wetland and Shoreland Conditional Use Permit application from Foss Motors for a proposed Vehicle Storage Area and Accessory Storage Building at Tax Map 52, Lot 112.2. (*Christian Smith, Beals Assoc.*)
2. Wetland Conditional Use Permit application from IS Realty Trust for a minor subdivision at 100 Linden Street adding two additional lots with partial shared driveway with access via Patricia Ave. Tax Map 104 Lot 71 (*Ian Winter, owner*)
3. Conceptual discussion for 3 4-story apartments with 121 2-bedroom units, a 4,680 SF commercial space, and a separate triplex from Haven Lane at Tax Map 65, Lot 118 (Portsmouth Ave/Haven Ln). (*Paige Libbey, Jones and Beach*)
4. Committee Reports
  - a. Property Management
    - i. Raynes Updates (LCHIP Grant, Ridge Cap tile replace (transferred funds from interns), Mooseplate funds received – soliciting quotes for siding replacement
    - ii. Stone property mowing – July and Sept/Oct
  - b. Trails
  - c. Outreach Events
  - d. Other Committee Reports (River Study, Sustainability, Energy, Tree, CC Roundtable)
    - i. Energy Committee – Seeking Measuring Volunteers for Insulated Window Insert Program
    - ii. Pickpocket Dam Project Update
5. Approval of Minutes: 5/14/24 Meeting
6. Correspondence

### **Other Business**

7. Next Meeting: 8/13/24, Submission Deadline 8/2/24

*Dave Short*

*Exeter Conservation Commission*

*Posted July 8<sup>th</sup>, 2024 Exeter Town Website [www.exeternh.gov](http://www.exeternh.gov) and Town Office kiosk.*

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### **ZOOM Public Access Information:**

Virtual Meetings can be watched on Ch 22 or Ch 98 and YouTube.

To access the meeting, click this link: <https://us02web.zoom.us/j/84758986265>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 847 5898 6265

Please join the meeting with your full name if you want to speak.

Use the "Raise Hand" button to alert the chair you wish to speak. On the phone, press \*9.

More instructions for how to access the meeting can be found here:

<https://www.exeternh.gov/townmanager/virtual-town-meetings>

Contact us at [extvg@exeternh.gov](mailto:extvg@exeternh.gov) or 603-418-6425 with any technical issues.

**TOWN OF EXETER  
PLANNING DEPARTMENT MEMORANDUM**

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Date: July 5<sup>th</sup>, 2024  
To: Conservation Commission Board Members  
From: Kristen Murphy, Conservation & Sustainability Planner  
Subject: July 9<sup>th</sup>, Meeting

**1. Foss**

The applicant came before the Conservation Commission for conceptual review on [July 11 2023](#). The design was modified to include the storage facility and was reviewed twice by the Technical Review Committee. In the first review the application included an under-pavement stormwater gallery which was modified prior to the second review to add filter media to address nitrogen and phosphorus removal. The current proposal reflects replacement of the under-pavement gallery with porous asphalt. At the May conservation commission meeting the board requested review of this redesign by the Towns consulting engineer prior to acting. I anticipate receiving Underwood Engineering Inc's comments on Monday July 8<sup>th</sup> and will share them with the board as soon as they are available. The applicant has provided test pit information and removal efficiencies. Inclusion of the porous asphalt has decreased the overall impervious cover within the shoreland district to 15.3%.

***Suggested Motion:***

\_\_\_\_\_ *We have reviewed the Wetland Conditional Use Permit application and ARE IN SUPPORT of the application (as proposed) (with the following amendments):*

\_\_\_\_\_ *We have reviewed the Wetland Conditional Use Permit application and ARE NOT IN SUPPORT of the application as noted below:*

**2. Wetland CUP for 100 Linden**

This site may appear familiar to some as it was the location of a previous proposal for a 5-lot subdivision that was approved in 2019. The development did not move forward. The applicant is now proposing a 3-lot subdivision, keeping the original dwelling (lot 3) as is, and adding two additional lots accessed by Patricia Ave. Given the smaller wetland buffer impact proposed in this application, we did not require the applicant to provide an additional wetland report. Your packet does include the one conducted previously.

***Suggested Motion:***

\_\_\_\_\_ *We have reviewed the Wetland Conditional Use Permit application and ARE IN SUPPORT of the application (as proposed) (with the following amendments):*

\_\_\_\_\_ *We have reviewed the Wetland Conditional Use Permit application and ARE NOT IN SUPPORT of the application as noted below:*

**3. Conceptual Design for 76 Portsmouth Ave**

The applicant wishes to present a mixed-use neighborhood development proposal to you for your feedback. As this is a conceptual design, neither the applicant nor the Board shall be bound by these discussions. No motions/board action is required but comments could help the applicant understand the best approach moving forward. For details refer to the letter and site plan concept in your packet.

**4. Committee Reports**

I will provide updates at the meeting.

70 Portsmouth Avenue  
3<sup>rd</sup> Floor, Unit 2  
Stratham, N.H. 03885  
Phone: (603)-583-4860  
Fax: (603)-583-4863

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TRANSMITTAL

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Town of Exeter  
10 Front St.  
Exeter, NH 03833

Date: June 27, 2024  
Project: NH-1471  
Location: 127 Ports Ave.  
Via: Hand Deliver

*Items:*

**Attached: For Conservation Commission Submittal**

*We are sending you the following items:*

- 1 – Copy of Letter of Explanation**
- 1 – Copy of Full-Size Plans (8-sheets)**
- 1 – Copy of Half-Size Plans (8-sheets)**
- 1 – Copy of Test Pit Logs with Infiltration Test Results**

*Comments:*

**Electronic copy to follow via email.**

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Transmitted by: Christian O. Smith, PE.

**70 Portsmouth Avenue  
3<sup>rd</sup> Floor, Suite 2  
Stratham, N.H. 03885  
603 – 583 - 4860  
Fax: 583 - 4863**

June 27, 2024

Chairman  
Town of Exeter Planning Board  
10 Front Street  
Exeter, NH 03833

RE: Letter of Explanation  
Foss Motors - Proposed Vehicle Storage Area & Accessory Storage Use  
Tax Map 0052 Lot #: 112.2

Members of the Board:

The applicant is proposing a commercial vehicle storage area at the front of the lot to increase inventory at 127 Portsmouth Avenue, along with a connecting driveway to the existing Foss Motors vehicle display lot. Additionally, a 22,500 square foot accessory storage use building is proposed towards the rear of the lot to be served by municipal water & sewer. The parcel consists of 6.24-acres which is encumbered by 150-foot and 300-foot municipal Shoreland Protection District (SPD) buffers adjacent to the Exeter Reservoir as well as wetland pockets and associated buffers. Disturbance and impacts associated with the proposed development requires applications for Conditional Use Permits for both the Wetlands Conservation Overlay District and Shoreland Protection District. Wetland and shoreland impacts are shown on the provided plans and applications.

We met with the Planning Board for a preliminary consultation in June 2023 and with the Conservation Commission in July 2023 to review the project and obtain feedback prior to embarking on full engineering design. Since then, we have completed the site design, attended two rounds of Technical Review Committee (TRC) meetings, responded to two rounds of comments by the TRC and three rounds of comments by Underwood Engineering, and performed site walks with both the Conservation Commission and Planning Board. Changes associated with these consultations have included the reduction of impervious surfaces, including the removal of a drive aisle around the building and revising the parking area to porous pavement. Additionally, roof runoff is now directed to a stone infiltration trench along the south side of the building.

In terms of stormwater, the entire water quality volume from the proposed parking area and building will be infiltrated into the ground following treatment. In addition to the removal rates associated with an infiltration trench which are 90% of Total Suspended Solids (TSS), 55% of Total Nitrogen (TN), and 60% of Total Phosphorus (60%), a bioretention filter media is provided within the trench to remove an additional 90% of TSS, 65% of TN, and 65% of TP. The porous pavement removal rates are 90% of TSS, 60% of TN, and 65% of TP. These removal efficiencies rates are per the NHDES Stormwater Handbook and meet the Town of

Exeter requirements. All treated stormwater from the parking lot will be discharged downstream of the Exeter Reservoir.

We look forward to presenting this project to you in the near future.

Thank you for your consideration.

Very truly yours,  
BEALS ASSOCIATES, PLLC

*Christian O Smith*

Christian O. Smith P.E.  
Principal

# COMMERCIAL SITE PLAN

## 127 PORTSMOUTH AVENUE

### (NH ROUTE 108)

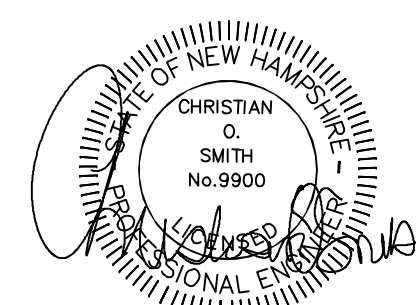
#### TAX MAP 52, LOT 112.2

##### MAY 3, 2004

NOT FOR CONSTRUCTION

CIVIL ENGINEERS:

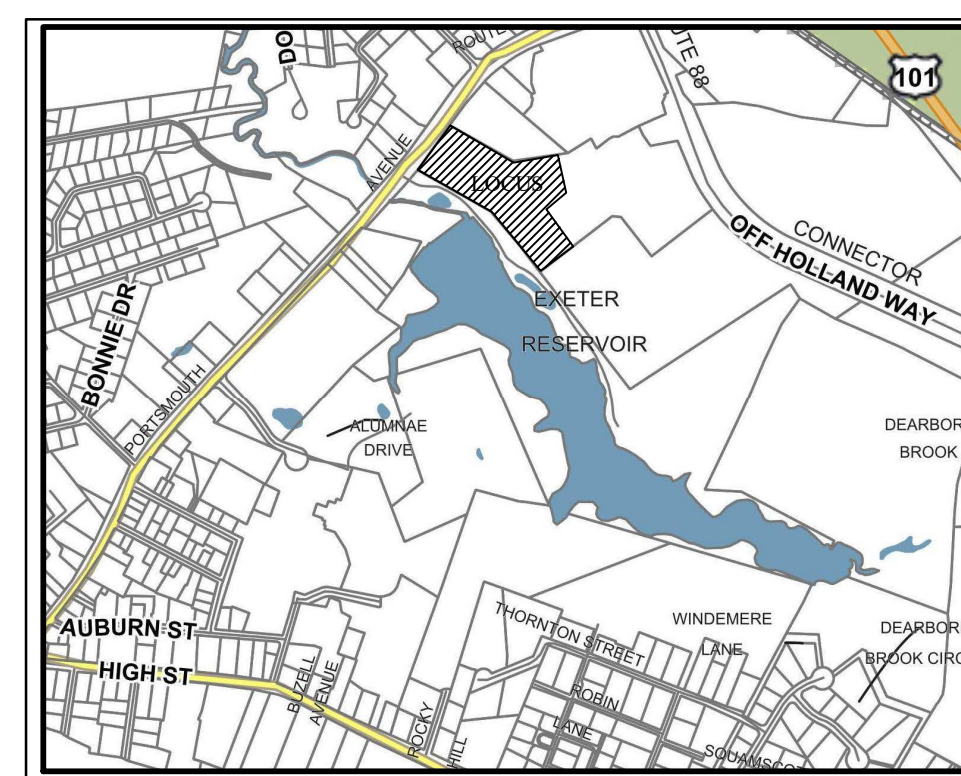
**BEALS ASSOCIATES PLLC**  
 70 PORTSMOUTH AVE, STRATHAM, N.H. 03885  
 PHONE: 603-583-4860, FAX: 603-583-4863



LAND SURVEYORS:

**DOUCET SURVEYING**  
 Serving Your Professional Surveying & Mapping Needs  
 102 Kent Place, Newmarket, NH 03857-0163  
 Voice (603) 659-6560, Data (603) 659-4118

LOCATION MAP



DRAWING INDEX

SHEET #	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS PLAN (DOUCET SURVEY)
3	SITE PLAN
4	GRADING, DRAINAGE, & EROSION CONTROL
5	EROSION & SEDIMENT CONTROL DETAILS
6	POROUS PAVEMENT & INFILTRATION TRENCH DETAILS
7	WETLAND IMPACT PLAN
7	EXETER SHORELAND IMPACT PLAN

PLAN SET LEGEND

5/8" REBAR		VCC	
DRILL HOLE		OVERHEAD ELEC. LINE	
CONC. BOUND		FENCING	
UTILITY POLE		DRAINAGE LINE	
DRAIN MANHOLE		SEWER LINE	
SEWER MANHOLE		GAS LINE	
EXISTING LIGHT POLE		WATER LINE	
EXISTING CATCH BASIN		STONE WALL	
PROPOSED CATCH BASIN		TREE LINE	
WATER GATE		ABUT. PROPERTY LINES	
WATER SHUT OFF		EXIST. PROPERTY LINES	
HYDRANT		BUILDING SETBACK LINES	
PINES, ETC.		EXIST. CONTOUR	
MAPLES, ETC.		PROP. CONTOUR	
EXIST. SPOT GRADE		SOIL LINES	
PROP. SPOT GRADE			
DOUBLE POST SIGN			
SINGLE POST SIGN			

RECORD OWNER/APPLICANT

MENISCUS FINANCIAL HOLDINGS, LLC  
 133 PORTSMOUTH AVE.  
 (NH ROUTE 108)  
 EXETER, NEW HAMPSHIRE

REQUIRED STATE AND FEDERAL PERMITS

CONSTRUCTION GENERAL PERMIT  
 NHDES ALTERATION OF TERRAIN PERMIT  
 NHDES SHORELAND PERMIT  
 NHDES WETLANDS BUREAU DREDGE AND FILL

WETLAND/SOIL CONSULTANT:

GOVE ENVIRONMENTAL SERVICES INC.  
 8 CONTINENTAL DRIVE,  
 BLDG 2 UNIT H  
 EXETER, NH 03833  
 1-603-778-0644

	REVISIONS:	DATE:
1	REVISED PER REVIEW COMMENTS	6/27/24
2		
3		
4		
5		

NH-1471 PROPOSED SITE PLAN

NOTES:

- REFERENCE: TAX MAP 52, LOT 112-2  
127 PORTSMOUTH AVENUE,  
EXETER, NH
- TOTAL PARCEL AREA: 271,768 SQ. FT. OR 6.24 AC.
- OWNER OF RECORD & APPLICANT: MENISCUS FINANCIAL HOLDINGS LLC  
131 PORTSMOUTH AVENUE  
EXETER, NH 03833  
603-772-7777  
R.C.R.D. BOOK 6449 PAGE 841
- FIELD SURVEY PERFORMED BY M.A.W. & C.J.V. (DOUCET SURVEY) DURING OCTOBER 2023 USING A TOTAL STATION AND A SURVEY GRADE GPS WITH A DATA COLLECTOR AND AN AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
- HORIZONTAL DATUM BASED ON NAD83(2011) NEW HAMPSHIRE STATE PLANE COORDINATE ZONE (2800) DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- VERTICAL DATUM IS BASED ON APPROXIMATE NAVD83(GEOD18) (±2') DERIVED FROM REDUNDANT GPS OBSERVATIONS UTILIZING THE KEYNET GPS VRS NETWORK.
- JURISDICTIONAL WETLANDS DELINEATED BY GOVE ENVIRONMENTAL SERVICES DURING OCTOBER 2023 USING THE FOLLOWING STANDARDS:
  - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHEASTERN AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS
  - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
  - NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2020 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
  - U.S. ARMY CORPS OF ENGINEERS NATIONAL WETLAND PLANT LIST, VERSION 3.5. (2020)
 ALSO SEE SEPARATE "SITE SPECIFIC SOIL" NOTE ON THIS SHEET.
- FLOOD HAZARD ZONE: "X", PER FIRM MAP #33015C0406E, DATED 5/17/05.
- PROPER FIELD PROCEDURES WERE FOLLOWED IN ORDER TO GENERATE CONTOURS AT 2' INTERVALS. ANY MODIFICATION OF THIS INTERVAL WILL DIMINISH THE INTEGRITY OF THE DATA, AND DOUCET SURVEY WILL NOT BE RESPONSIBLE FOR ANY SUCH ALTERATION PERFORMED BY THE USER.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON OBSERVED PHYSICAL EVIDENCE AND PAINT MARKS FOUND ON-SITE.
- THE ACCURACY OF MEASURED UTILITY INVERTS AND PIPE SIZES/TYPES IS SUBJECT TO NUMEROUS FIELD CONDITIONS, INCLUDING: THE ABILITY TO MAKE VISUAL OBSERVATIONS, DIRECT ACCESS TO THE VARIOUS ELEMENTS, MANHOLE CONFIGURATION, ETC.
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
- ALL UNDERGROUND UTILITIES (ELECTRIC, GAS, TEL, WATER, SEWER DRAIN SERVICES) ARE SHOWN IN SCHEMATIC FASHION, THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE PARCELS IN ZONE C-2 (HIGHWAY COMMERCIAL) AND WITHIN THE WETLAND CONSERVATION AND SHORELAND PROTECTION OVERLAY DISTRICTS.

LEGEND

- EXISTING LOT LINE
- APPROXIMATE ABUTTERS LINE
- EXISTING EASEMENT LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- RETAINING WALL
- POST & RAIL FENCE
- GUARDRAIL
- OVERHEAD WIRE
- DRAIN LINE
- SEWER LINE
- GAS LINE
- CABLE/INTERNET LINE
- TREE LINE
- SHRUB LINE
- WETLAND BUFFER 40'
- WETLAND BUFFER 75'
- 300' SHORELAND PROTECTION DISTRICT LINE (WATERWORKS POND SETBACK)
- 150' SHORELAND SETBACK (STREAM BUFFER)
- PROTECTED SHORELAND AREA
- EDGE OF DELINEATED WETLAND
- WETLAND AREA
- SOIL LINE-SEE NOTE
- LANDSCAPED AREA
- CRUSHED STONE
- PILE
- BOUND FOUND (BND. FND.)
- DRILL HOLE FOUND (D.H.F.)
- PIPE/ROD FOUND
- 4"x4" GRANITE BOUND SET
- 5/8" REBAR W/D CAP SET
- UTILITY POLE
- UTILITY POLE & GUY WIRE

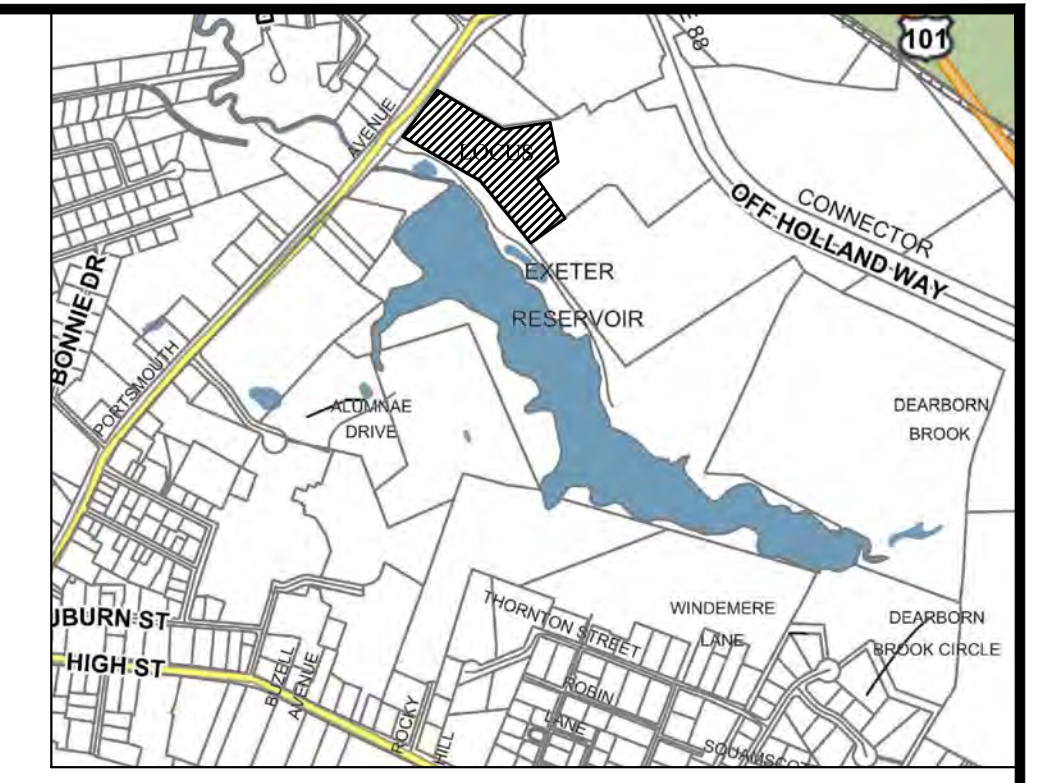
- LIGHT POLE W/ARM
- LIGHT POLE (MULTI-ARMS)
- CATCH BASIN
- FES
- SEWER MANHOLE
- FIRE HYDRANT
- WATER GATE VALVE
- HAND HOLE
- UNIDENTIFIED UTILITY BOX
- SIGN
- SIGN (TWO POSTS)
- BOLLARD
- DECIDUOUS TREE
- DECIDUOUS BUSH
- WETLAND FLAG
- CONCRETE
- DRILL HOLE
- DASHED SINGLE WHITE LINE
- DOUBLE YELLOW LINE
- EDGE OF PAVEMENT
- GRANITE
- HIGH DENSITY POLYETHYLENE PIPE
- HEADWALL
- IRON PIPE FOUND
- NEW HAMPSHIRE HIGHWAY BOUND
- POLYVINYL CHLORIDE PIPE
- RETAINING WALL
- SLOPED GRANITE CURB
- SINGLE WHITE LINE
- TOP OF PIPE
- TYPICAL
- UNKNOWN
- INVERT I.D. CONNECTION UNKNOWN
- TREE TO BE REMOVED
- SOIL TYPE-SEE NOTE

ADDITIONAL ABUTTERS ACROSS ROUTE 108:

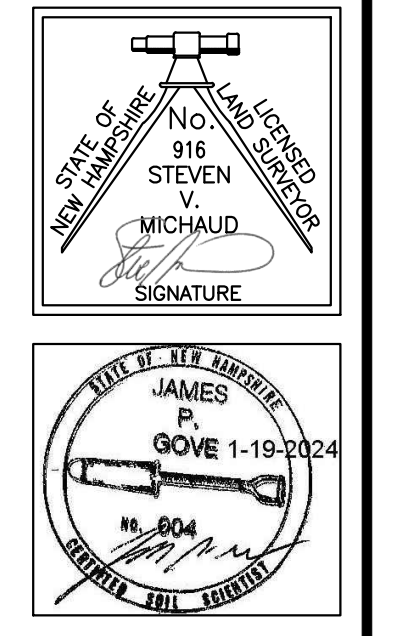
- TAX MAP 52 LOT 50  
EXETER LUMBER  
120 PORTSMOUTH AVENUE,  
EXETER, NH 03833
- TAX MAP 52 LOT 52  
108 HEIGHTS LLC.  
c/o TWO GUYS SELF STORAGE  
65 POST RD.  
HOOKSETT, NH 03106
- TAX MAP 52 LOT 51  
SAF REALTY LLC.  
c/o STEVES DINNER INC.  
100 PORTSMOUTH AVENUE,  
EXETER, NH 03833
- TAX MAP 52 LOT 50  
AA FIELD REALTY LLC.  
98 PORTSMOUTH AVENUE,  
EXETER, NH 03833
- TAX MAP 65 LOT 123  
TOWN OF EXETER  
10 FRONT ST.  
EXETER, NH 03833
- TAX MAP 65 LOT 123-1  
EXETER SPORTSMANS CLUB  
PO BOX 1936  
EXETER, NH 03833

REFERENCE PLANS:

- "PLAN OF LAND FOR SYLVANIA ELECTRIC PRODUCTS INC EXETER NEW HAMPSHIRE" DATED DECEMBER 1962 BY G. L. DAVIS & ASSOCIATES R.C.R.D. PLAN DRAWER II, SEC. H., PLAN #1.
- "THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS PROPOSED FEDERAL AID PROJECT STP--5153(005) N.H. PROJECT NO. 10025B NH ROUTE 108 TOWN OF EXETER COUNTY OF ROCKINGHAM" DATED 9/25/02 ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- "ALTA/NSPS LAND TITLE SURVEY FOR TIGHE & BOND OF OSRAM SYLVANIA INC. ROUTE 108 (PORTSMOUTH AVENUE), HOLLAND WAY & ROUTE 101 EXETER, NEW HAMPSHIRE" DATED OCTOBER 31, 2019 BY DOUCET SURVEY, LLC, NOT RECORDED.
- "SUBDIVISION PLAN OF OSRAM SYLVANIA INC. ROUTE 108 (PORTSMOUTH AVENUE), ROUTE 88 CONNECTOR (HOLLAND WAY) & ROUTE 101 TAX MAP 51 LOT 17 & TAX MAP 51 LOT 112 EXETER, NEW HAMPSHIRE" DATED OCTOBER 20, 2020 BY DOUCET SURVEY, LLC, R.C.R.D. PLAN D-42514.
- "CORRECTIVE LOT LINE ADJUSTMENT PLAN (SEE NOTE 11) OF TAX MAP 51 LOT 112 AND TAX MAP 51 LOT 112-1 FOR OSRAM SYLVANIA, INC. ROUTE 108 (PORTSMOUTH AVENUE) & ROUTE 88 CONNECTOR (HOLLAND WAY) EXETER, NEW HAMPSHIRE" DATED JUNE 25, 2021 BY DOUCET SURVEY, LLC, R.C.R.D. PLAN D-42853.
- "SUBDIVISION PLAN FOR 131 PORTSMOUTH AVENUE, LLC OF TAX MAP 52 LOT 112 131 PORTSMOUTH AVENUE ROUTE 108 (PORTSMOUTH AVENUE) & ROUTE 88 CONNECTOR (HOLLAND WAY) EXETER, NEW HAMPSHIRE" DATE OCTOBER 4, 2022 BY DOUCET SURVEY, R.C.R.D. PLAN D-43579.
- "STATE OF NEW HAMPSHIRE DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS PLANS OF PROPOSED FEDERAL AID PRIMARY PROJECT F018-2(1) N.H. NO. P-2428 SOUTH SIDE ROAD TOWNS OF EXETER AND STRATHAM COUNTY OF ROCKINGHAM" DATED 4-14-55 ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
- "ALTA/NSPS LAND TITLE SURVEY FOR 131 PORTSMOUTH AVENUE, LLC" REVISED THROUGH OCTOBER 25, 2022 BY DOUCET SURVEY, INC., NOT RECORDED.
- "EASEMENT PLAN TO BENEFIT TAX MAP 51 LOT 112 AND TAX MAP 51 LOT 112-1 FOR OSRAM SYLVANIA, INC." DATED APRIL 2021 BY DOUCET SURVEY, R.C.R.D. PLAN D-42854.
- "EASEMENT PLAN TO BENEFIT TAX MAP 51 LOT 112A & TAX MAP 51 LOT 112B FOR 131 PORTSMOUTH AVENUE, LLC" REVISED THROUGH SEPTEMBER 14, 2022 BY DOUCET SURVEY, R.C.R.D. PLAN D-43581.



LOCATION MAP (1"=600'+-)

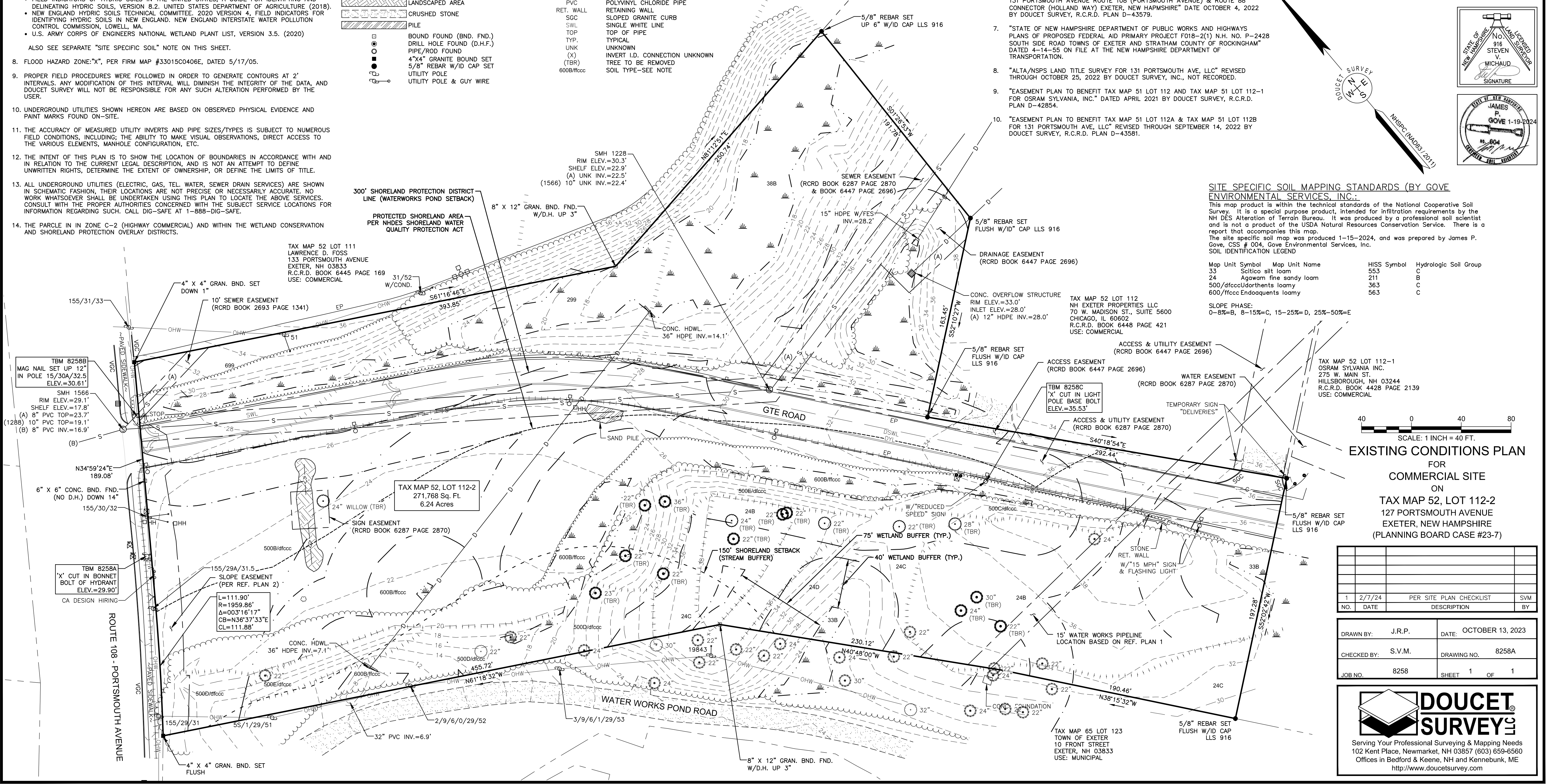


SITE SPECIFIC SOIL MAPPING STANDARDS (BY GOVE ENVIRONMENTAL SERVICES, INC.):

This map product is within the technical standards of the National Cooperative Soil Survey. It is a special purpose product, intended for infiltration requirements by the NH DES Alteration of Terrain Bureau. It was produced by a professional soil scientist and is not a product of the USDA Natural Resources Conservation Service. There is a report that accompanies this map. The site specific soil map was produced 1-15-2024, and was prepared by James P. Gove, CSS # 004, Gove Environmental Services, Inc. SOIL IDENTIFICATION LEGEND

Map Unit Symbol	Map Unit Name	HISS Symbol	Hydrologic Soil Group
33	Scitico silt loam	553	C
24	Agowam fine sandy loam	211	B
500/dfccc	loamy	363	C
600/ffccc	Endoaqueous loamy	563	C

SLOPE PHASE:  
0-8%=B, 8-15%=C, 15-25%=D, 25%-50%=E



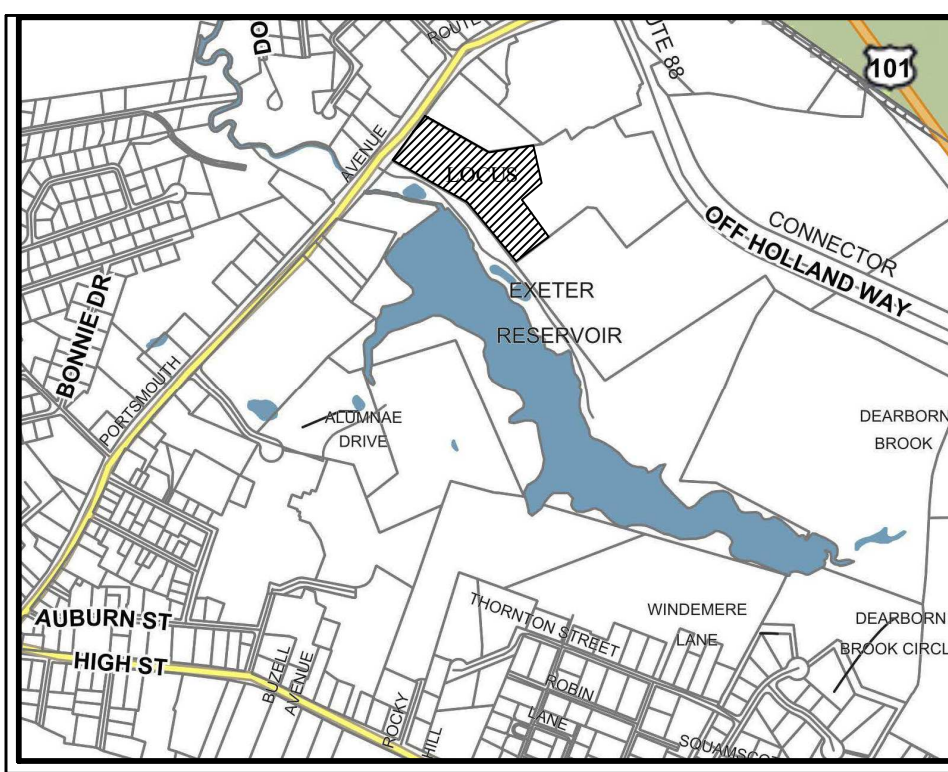
EXISTING CONDITIONS PLAN FOR COMMERCIAL SITE ON TAX MAP 52, LOT 112-2 127 PORTSMOUTH AVENUE EXETER, NEW HAMPSHIRE (PLANNING BOARD CASE #23-7)

1	2/7/24	PER SITE PLAN CHECKLIST	SVM
NO.	DATE	DESCRIPTION	BY

DRAWN BY:	J.R.P.	DATE:	OCTOBER 13, 2023
CHECKED BY:	S.V.M.	DRAWING NO.:	8258A
JOB NO.:	8258	SHEET	1 OF 1

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Offices in Bedford & Keene, NH and Kennebunk, ME  
http://www.doucetsurvey.com





LOCATION MAP  
1"=1500'

**SITE DATA:**

LOCATION: 127 PORTSMOUTH AVENUE, EXETER, NEW HAMPSHIRE  
 ZONING DISTRICTS: HIGHWAY COMMERCIAL (C-2)  
 WETLANDS CONSERVATION OVERLAY  
 SHORELAND PROTECTION  
 EXISTING USE: ACCESS ROAD & LANDSCAPED AREA  
 PROPOSED USE: ACCESS ROAD, VEHICLE STORAGE/DISPLAY, & ACCESSORY USE STORAGE BUILDING

**PARKING REQUIREMENTS:**

MIN. PARKING SPACE SIZE: 9'x19'  
 MIN. AISLE WIDTH: 22 FT (90-DEGREE PARKING)  
 MIN. ADA SPACES: 2 (1 VAN ACCESSIBLE)

**REQUIRED PARKING RATIO:**

STORAGE/WAREHOUSE = 1 SPACE FOR EACH EMPLOYEE AT MAXIMUM SHIFT  
 (TOTAL PARKING AREA SHALL NOT BE LESS THAN 25% OF THE BUILDING FLOOR AREA)  
 REQUIRED = 25% OF 22,500 SF = 5,625 SF OF PARKING  
 PROVIDED = 33 SPACES (33 SPACES X 9'X19' = 5,643 SF OF PARKING)  
 EV SPACES = MIN. 2% = 1 SPACE WITH EV CHARGING READINESS

**DIMENSIONAL REQUIREMENTS**

MINIMUM LOT DIMENSIONS	ALLOWED/REQUIRED
LOT AREA	20,000 SF
LOT WIDTH	150 FT
LOT DEPTH	100 FT
FRONTAGE	150 FT

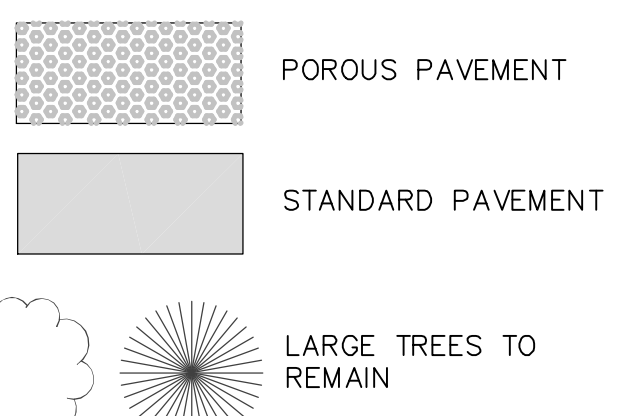
  

MINIMUM YARD SETBACKS	ALLOWED/REQUIRED
FRONT	50 FT
SIDE - ONE/BOTH	20/40 FT
REAR	50 FT

MISCELLANEOUS STANDARDS	ALLOWED/REQUIRED
MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM BUILDING COVERAGE	30 %
MINIMUM OPEN SPACE	15 %

**LEGEND**



**TOWN NOTES**

1. THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.
2. THE APPLICANT HAS DESIGNED THIS SITE TO SAFELY ACCOMMODATE MAXIMUM SIZE VEHICLES AND TRUCKS. (DESIGN VEHICLE IS THE EXETER LADDER TRUCK OR 35' BOX TRUCK) EITHER DELIVERING TO, OR USING THE PROPERTY.
3. ALL SNOW SHALL BE STORED IN THE AREA(S) DEPICTED ON THIS PLAN AS SNOW STORAGE AREAS. IN THE EVENT THAT THE AREA(S) APPROVED FOR SNOW STORAGE BECOME FULL, THE OWNER SHALL REASONABLY REMOVE EXCESS SNOW FROM THE SITE, AND SHALL NOT ALLOW SNOW TO BE STORED WITHIN TRAVEL AISLES.
4. ALL WASTE MATERIALS AND RECYCLABLE SHALL BE CONTAINED WITHIN THE BUILDING(S) OR APPROVED STORAGE FACILITIES AND SHALL NOT BE OTHERWISE STORED ON THE PROPERTY. REFUSE COLLECTION WILL BE BY DUMPSTER AS NEEDED.
5. 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, NEW HAMPSHIRE.

PREPARED FOR:

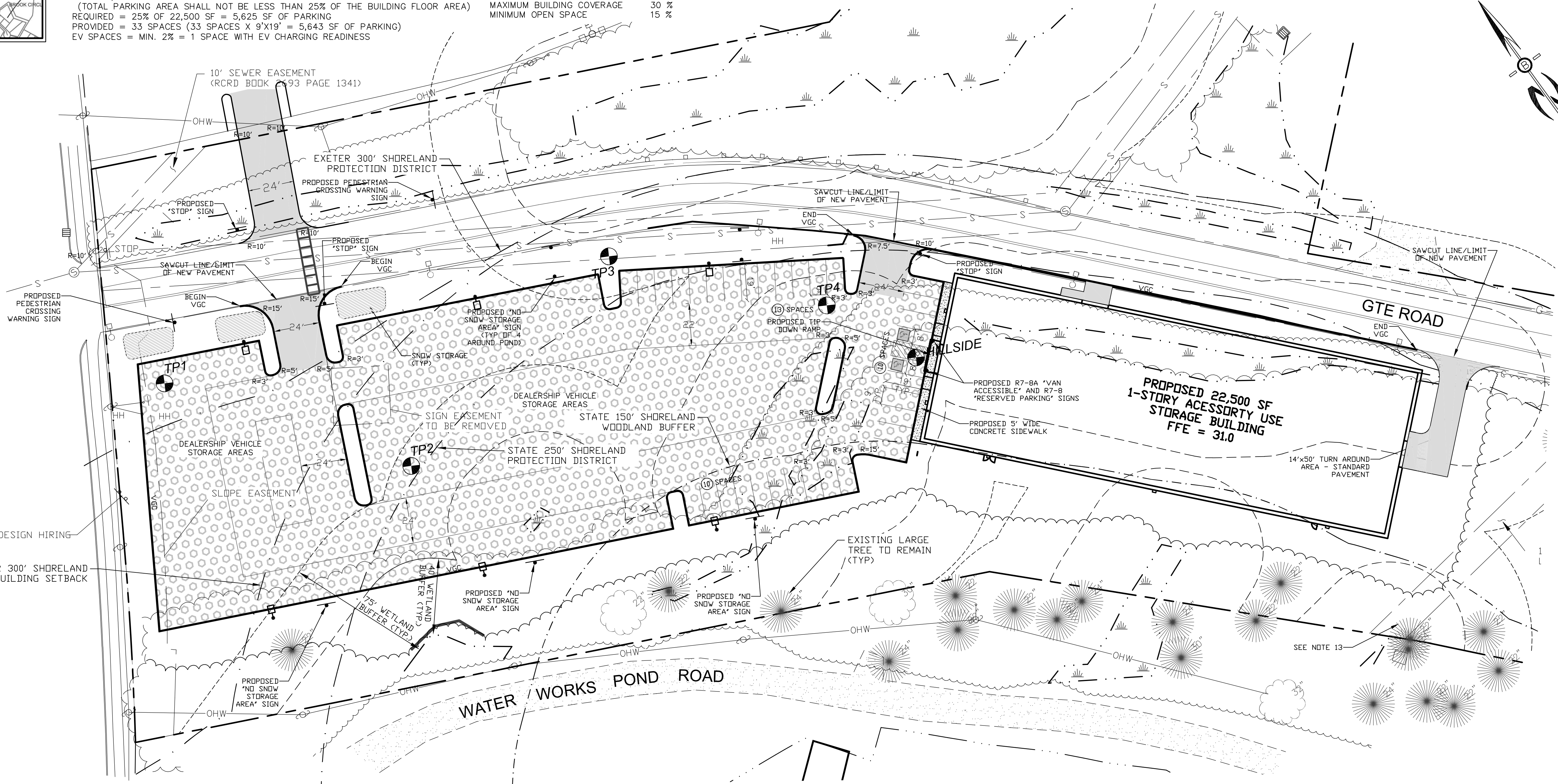
**FOSS MOTORS**  
 133 PORTSMOUTH AVE.  
 (NH ROUTE 108)  
 EXETER, NEW HAMPSHIRE



70 PORTSMOUTH AVE,  
 THIRD FLOOR, SUITE 2  
 STRATHAM, N.H. 03885  
 PHONE: 603-583-4860,  
 FAX: 603-583-4863

ROUTE 108  
(PORTSMOUTH AVE)

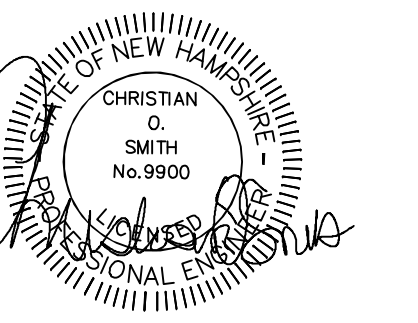
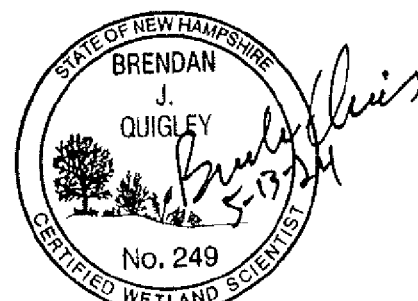
CA DESIGN HIRING  
 EXETER 300' SHORELAND BUILDING SETBACK



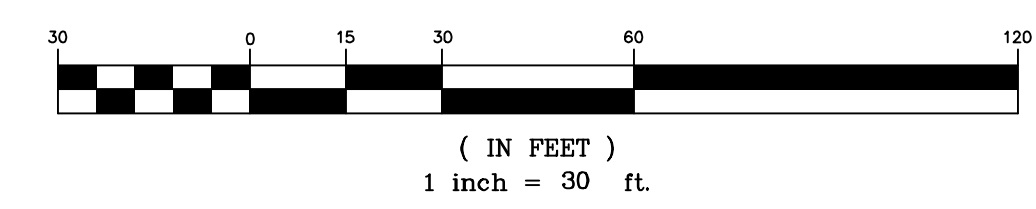
**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SHOW A 22,500 SF ACCESSORY USE STORAGE BUILDING WITH ASSOCIATED PARKING SPACES AND VEHICLE STORAGE/DISPLAY AREA.
2. ALL CONSTRUCTION SHALL CONFORM TO TOWN OF EXETER STANDARDS AND REGULATIONS.
3. ALL WATER, SEWER, ROAD (INCLUDING PARKING LOT), AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE. SEE SECTION 9.14 ROADWAYS, ACCESS POINTS, AND FIRE LANES AND SECTION 9.13 PARKING AREAS FOR EXCEPTIONS.
4. IN ACCORDANCE WITH SITE PLAN REVIEW & SUBDIVISION REGULATIONS SECTIONS 7.15.10 AND 9.3.4 THE APPLICANT SHALL PROVIDE THE TOWN WITH THREE COPIES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND ALSO ENSURE THAT ONE COPY REMAINS ON SITE.
5. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS UNLESS A VARIANCE IS OTHERWISE REQUESTED.
6. TOTAL PROPOSED DISTURBANCE FOR CONSTRUCTION = 2.74 ACRES.
7. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO RELEASE OF BOND, THE APPLICANT SHALL SUBMIT A LETTER TO THE TOWN, SIGNED AND STAMPED BY THE DESIGN ENGINEER, WHO MUST BE A LICENSED PROFESSIONAL ENGINEER IN NH, STATING CONSTRUCTION HAS BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS.
8. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. BEALS ASSOCIATES OR ANY OF THEIR EMPLOYEES TAKE NO RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN, THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES OR STRUCTURES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE.

9. THIS PLAN HAS BEEN PREPARED 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 AS 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.
10. ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
11. THIS SITE IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.
12. ALL PROPOSED CURBING SHALL BE VERTICAL GRANITE.
13. WATER MAIN WITHIN THE WATER WORKS EASEMENT SHALL BE MARKED OUT PRIOR TO CONSTRUCTION AND MARKINGS MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. WATER MAIN SHALL BE PROTECTED DURING CONSTRUCTION.
14. A SPILL RESPONSE KIT SHALL BE MAINTAINED ON SITE.
15. ALL EXCESS CONCRETE FROM SLAB POUR SHALL BE REMOVED FROM THE SITE AND DISPOSED OF ACCORDING TO LOCAL, STATE, AND FEDERAL REGULATIONS.
16. JURISDICTIONAL WETLANDS DELINEATED BY GOVE ENVIRONMENTAL SERVICES DURING OCTOBER 2023 USING THE FOLLOWING STANDARDS:
  - REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0), JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
  - FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
  - NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2020 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
  - U.S. ARMY CORPS OF ENGINEERS NATIONAL WETLAND PLANT LIST, VERSION 3.5 (2020).



**GRAPHIC SCALE**



REVISED PER REVIEW COMMENTS	6/27/24
REVISED PER REVIEW COMMENTS	5/15/24
REVISED PER REVIEW COMMENTS	5/3/24
REVISED PER REVIEW COMMENTS	4/9/24
REVISED PER REVIEW COMMENTS	3/28/24
REVISIONS:	DATE:

**SITE PLAN**

COMMERCIAL DEVELOPMENT  
 ROUTE 108  
 EXETER, NH  
 TAX MAP 52, LOT 112.2

DATE: FEBRUARY 2024	SCALE: 1" = 30'
PROJ. NO: NH-1471	SHEET NO. 2

**SITE SPECIFIC SOIL MAPPING STANDARDS:**

THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP. THE SITE SPECIFIC SOIL SURVEY WAS PRODUCED JANUARY 15, 2024, AND WAS PREPARED BY JAMES P. GOVE, CSS #004, GOVE ENVIRONMENTAL SERVICES, INC.

SOIL INFORMATION OUTSIDE OF THE MAPPED AREA WAS OBTAINED FROM USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS)

**SOIL IDENTIFICATION LEGEND**

MAP UNIT SYMBOL	MAP UNIT NAME	HYDROLOGIC SOIL GROUP
38B	ELDRIDGE FINE SANDY LOAM	C
299	UDORTHERTS, SMOOTHED	C
699	URBAN LAND	C

**SLOPE PHASE:**  
A=0-3%, B=3-8%, C=8-15%, D=15-25%, E=25%+

**SOIL IDENTIFICATION LEGEND:**

MAP UNIT SYMBOL	MAP UNIT NAME	HISS SYMBOL	HYDROLOGIC SOIL GROUP
24	AGAWAM FINE SANDY LOAM	211	B
33	SCITICO SILT LOAM	553	C
500/dfccc	UDORTHERTS LOAMY	563	C
600/ffccc	ENDOAQUENTS LOAMY	563	C

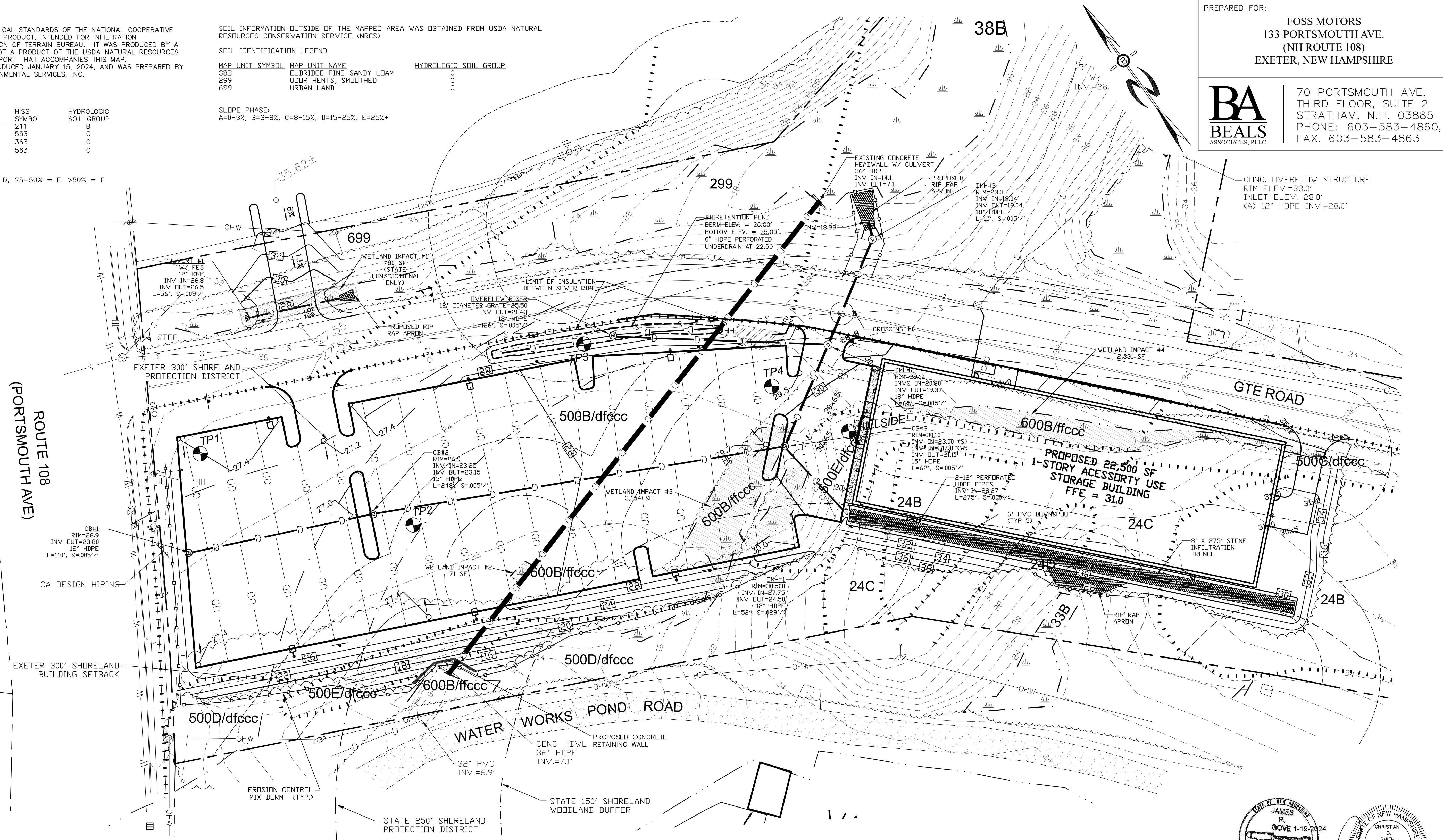
**SLOPE PHASE:**  
0-8% = B, 8-15% = C, 15-25% = D, 25-50% = E, >50% = F

PREPARED FOR:

**FOSS MOTORS**  
133 PORTSMOUTH AVE.  
(NH ROUTE 108)  
EXETER, NEW HAMPSHIRE



70 PORTSMOUTH AVE,  
THIRD FLOOR, SUITE 2  
STRATHAM, N.H. 03885  
PHONE: 603-583-4860,  
FAX: 603-583-4863



**CROSSING #1**  
SEWER (10")  
INV.=21.87±  
BTM OF PIPE=21.79±  
DRAIN (18")  
TOP OF PIPE=21.45  
INV.=19.78  
SEPARATION = 0.34' = 4"±

EXETER 300' SHORELAND BUILDING SETBACK

EXETER 300' SHORELAND PROTECTION DISTRICT

STATE 250' SHORELAND PROTECTION DISTRICT

STATE 150' SHORELAND WOODLAND BUFFER

CONC. HDWL. RETAINING WALL

PROPOSED CONCRETE HEADWALL W/ CULVERT

36" HDPE INV. IN=14.1 INV. OUT=7.1

PROPOSED RIP RAP APRON

DMH#3 RIM=23.0 INV. IN=19.04 INV. OUT=19.04 18" HDPE L=18', S=0.005'/'

CONC. OVERFLOW STRUCTURE RIM ELEV.=33.0' INLET ELEV.=28.0' (A) 12" HDPE INV.=28.0'

SHORE TENTION POND BERM ELEV. = 26.00' BOTTOM ELEV. = 25.00' 6" HDPE PERFORATED UNDERDRAIN AT 22.50'

EXISTING CONCRETE HEADWALL W/ CULVERT

36" HDPE INV. IN=14.1 INV. OUT=7.1

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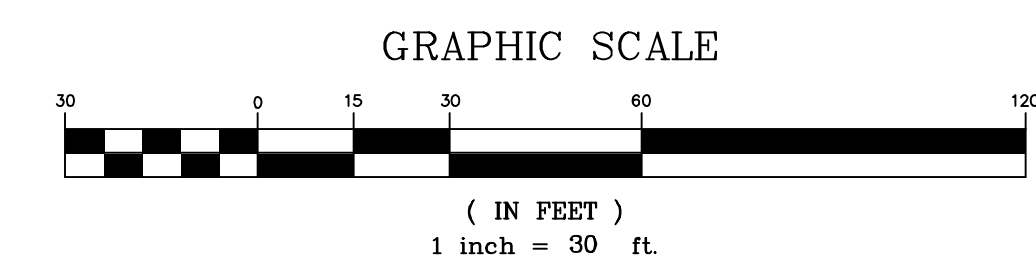
EXISTING CONCRETE HEADWALL W/ CULVERT

36" HDPE INV. IN=14.1 INV. OUT=7.1

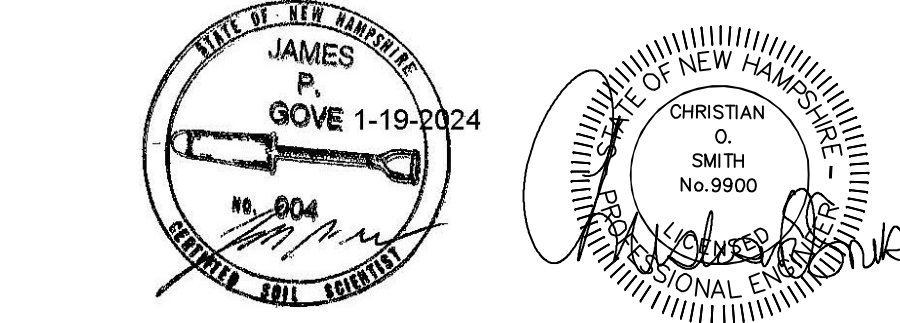
**NOTES:**

- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
- STRAW BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES DRIVEN THROUGH THE BALES AND AT LEAST 18 INCHES IN TO THE SOIL.
- SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATE VEGETATIVE BMP.
- THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL TAKE PRECAUTIONS AND INSTRUCTIONS FROM THE PLANNING DEPARTMENT IN ORDER TO PREVENT, ABATE AND CONTROL THE EMISSION OF FUGITIVE DUST INCLUDING BUT NOT LIMITED TO WETTING, COVERING, SHIELDING, OR VACUUMING.
- THE NH COMMISSIONER OF AGRICULTURE PROHIBITS THE COLLECTION, POSSESSION, IMPORTATION, TRANSPORTATION, SALE, PROPAGATION, TRANSPLANTATION, OR CULTIVATION OF PLANTS BANNED BY NH LAW RSA 430:53 AND NH CODE ADMINISTRATIVE RULES AGR 3800. THE PROJECT SHALL MEET ALL REQUIREMENTS AND THE INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.
- THE CONSTRUCTION SITE OPERATOR AND OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USEPA, WASHINGTON, DC. STORMWATER NOTICE PROCESSING CENTER AT LEAST FOURTEEN DAYS PRIOR TO COMMENCEMENT OF WORK ON SITE. EPA WILL POST THE NOI AT <http://cfpub.epa.gov/npdes/stormwater/notice/noisearch.cfm>. AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE STATUS".
- ALL DRAINAGE STRUCTURES AND SWALES SHALL BE BUILT AND STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
- PRIOR TO THE START OF CONSTRUCTION, THE EXISTING 36-INCH HDPE DRAIN LINE THROUGH THE SITE SHALL BE INSPECTED TO VERIFY CONDITION. RESULTS SHALL BE PROVIDED TO THE DESIGN ENGINEER TO DETERMINE IF ISSUES NEED TO BE RESOLVED.

PERMANENT WETLAND IMPACT =	5,556 SF (TOWN)
PERMANENT WETLAND IMPACT =	6,336 SF (STATE)
TEMPORARY BUFFER IMPACT =	304 SF
PERMANENT BUFFER IMPACT =	45,420 SF
TEMPORARY SHORELAND PROTECTION IMPACT =	19,857 SF
PERMANENT SHORELAND PROTECTION IMPACT =	79,589 SF
SHORELAND PROTECTION IMPERVIOUS AREA =	79,589 SF (44.3%)



REVISED PER REVIEW COMMENTS	DATE:
REVISED PER REVIEW COMMENTS	6/27/24
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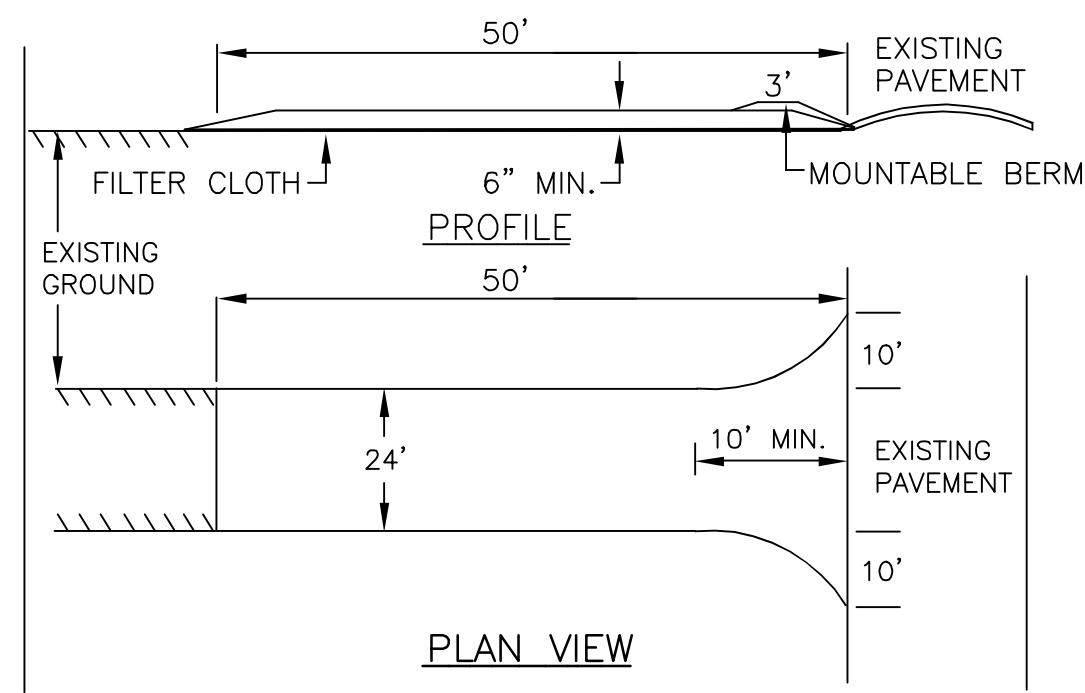
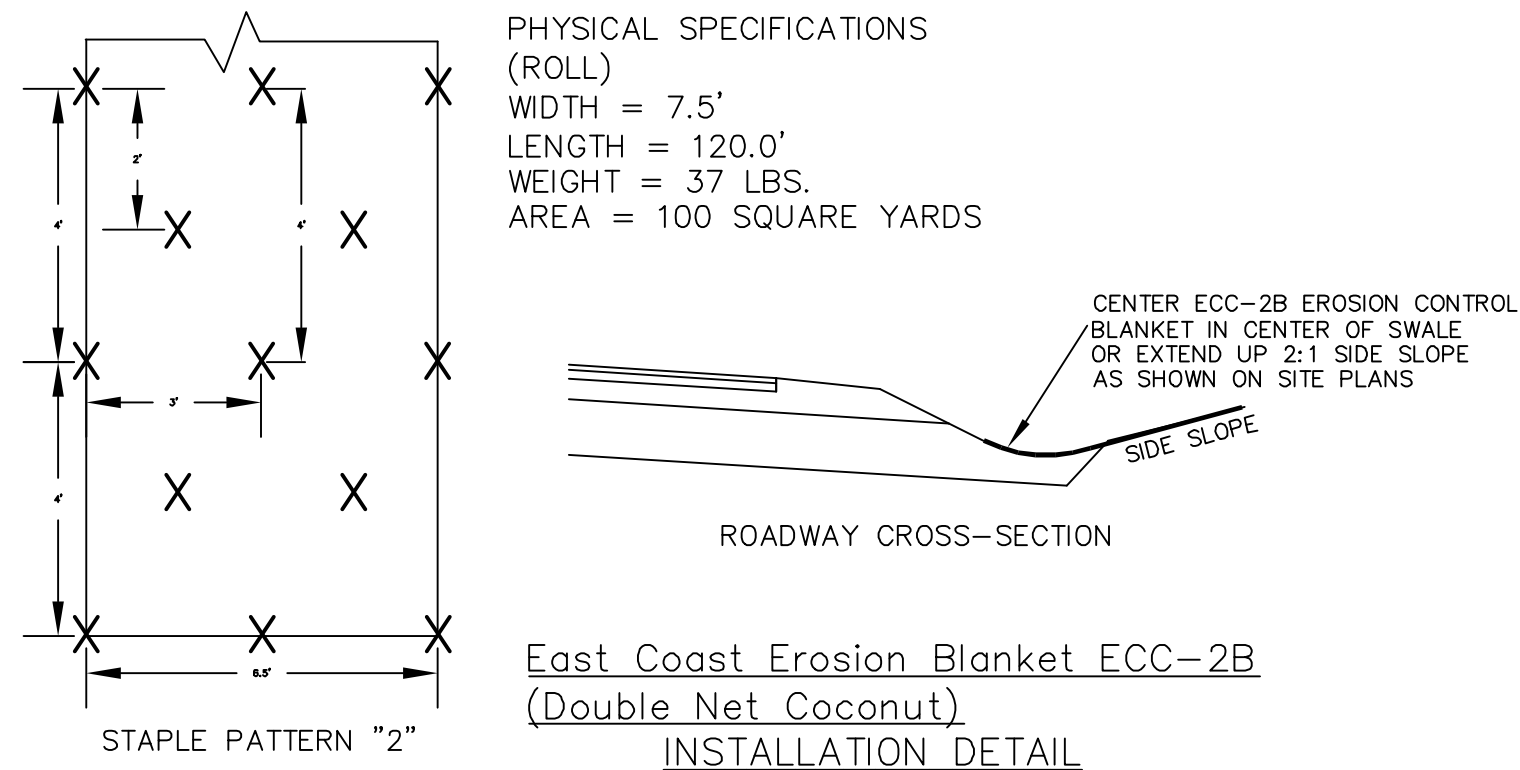
**GRADING, DRAINAGE, & EROSION CONTROL PLAN**

COMMERCIAL DEVELOPMENT  
ROUTE 108  
EXETER, NH  
TAX MAP 52, LOT 112.2

DATE: FEBRUARY 2024	SCALE: 1" = 30'
PROJ. NO: NH-1471	SHEET NO. 3



UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER BEALS ASSOCIATES, NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES 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 1-888-DIG-SAFE (1-888-344-7233) AND EXETER DPW (603) 773-6157.



- STONE FOR A STABILIZED CONSTRUCTION ENTRANCE SHALL BE 3 INCH STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
- THE LENGTH OF THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 50 FEET, EXCEPT FOR A SINGLE RESIDENTIAL LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.
- THE THICKNESS OF THE STONE FOR THE STABILIZED ENTRANCE SHALL NOT BE LESS THAN 6 INCHES.
- THE WIDTH OF THE ENTRANCE SHALL NOT BE LESS THAN THE FULL WIDTH OF THE ENTRANCE WHERE INGRESS OR EGRESS OCCURS OR 10 FEET, WHICH EVER IS GREATER.
- GEOTEXTILE FILTER CLOTH SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. FILTER CLOTH IS NOT REQUIRED FOR A SINGLE FAMILY RESIDENCE LOT.
- ALL SURFACE WATER THAT IS FLOWING TO OR DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT, ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.

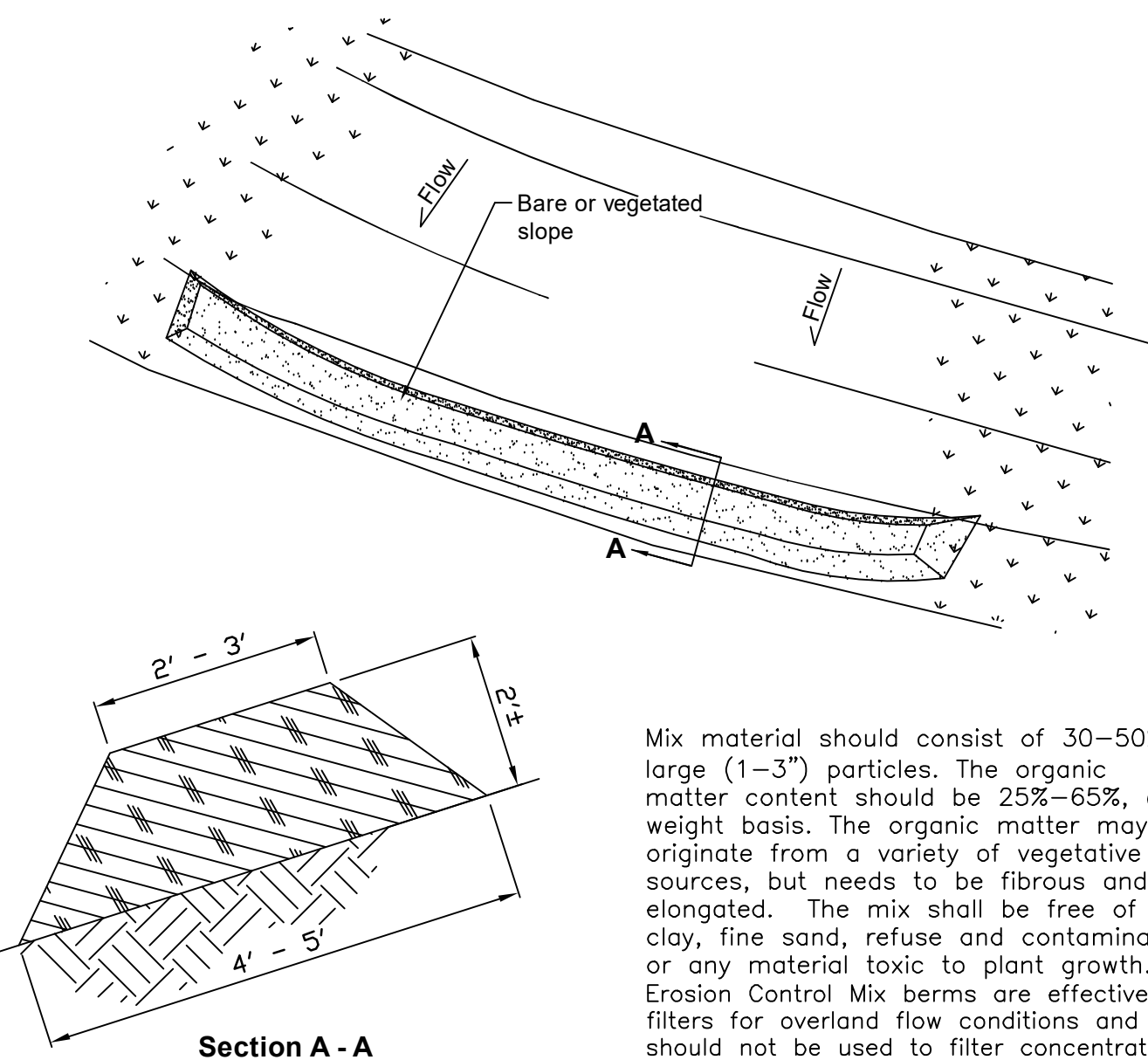
**STABILIZED CONSTRUCTION ENTRANCE**

**WINTER MAINTENANCE**

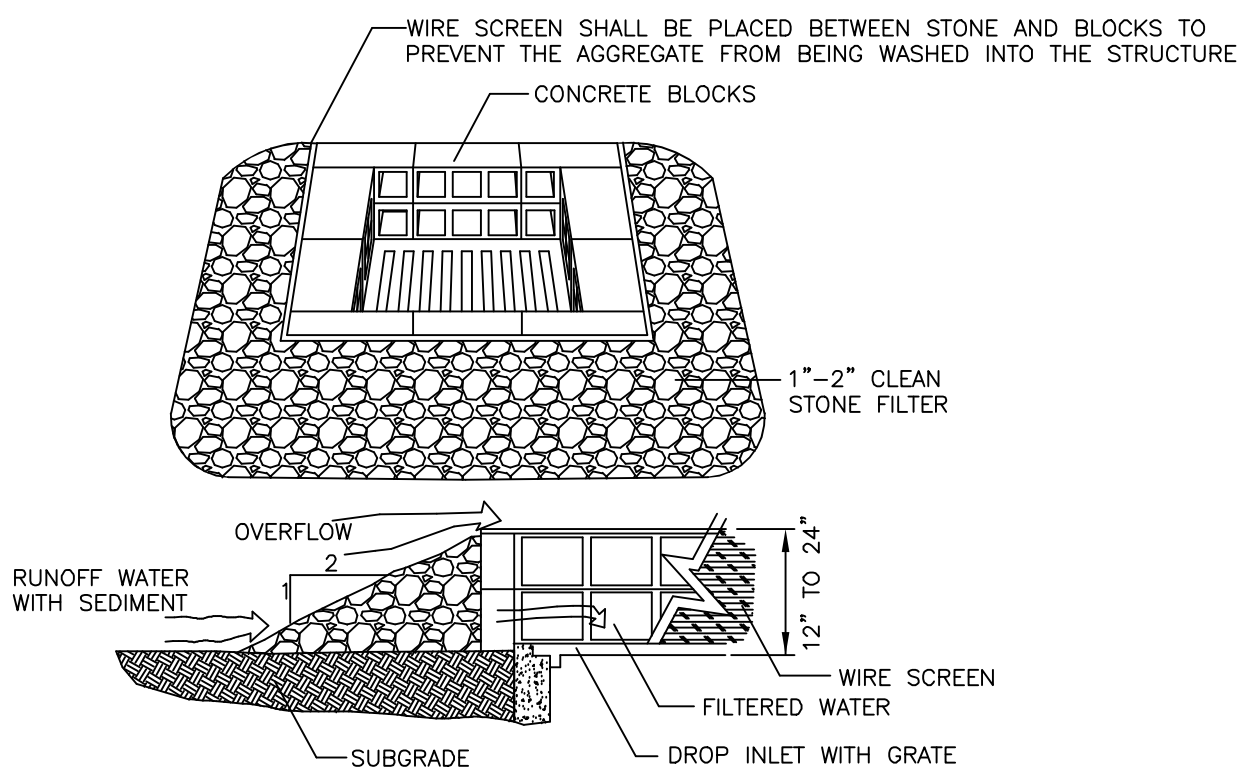
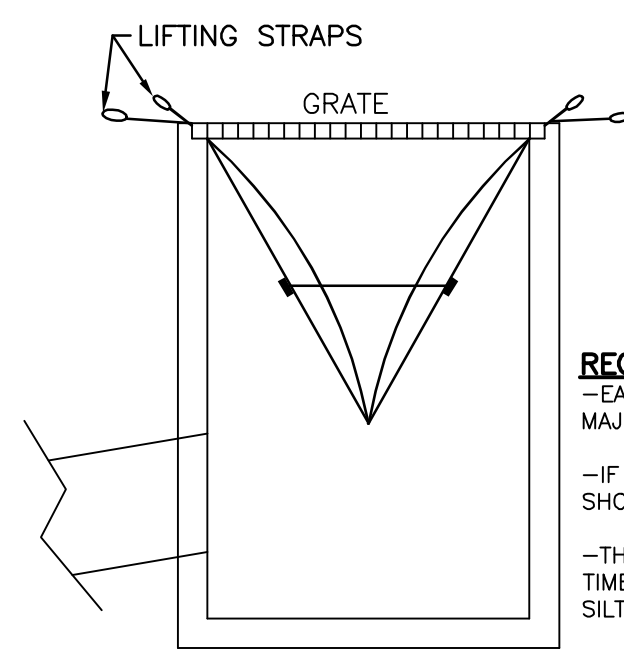
- ALL DISTURBED AREAS THAT DO NOT HAVE AT LEAST 85% VEGETATIVE COVERAGE PRIOR TO OCTOBER 15TH, SHALL BE STABILIZED BY APPLYING MULCH AT A RATE OF 3-4 TONS PER ACRE. ALL SIDE SLOPES, STEEPER THAN 4:1, THAT ARE NOT DIRECTED TO SWALES OR DETENTION BASINS, SHALL BE LINED WITH BIODEGRADABLE/PHOTODEGRADABLE "JUTE MATTING" (EXCELSIOR'S CURLEX II OR EQUAL). ALL OTHER SLOPES SHALL BE MULCHED AND TACKED AT A RATE OF 3-4 TONS PER ACRE. THE APPLICATION OF MULCH AND/OR JUTE MATTING SHALL NOT OCCUR OVER EXISTING SNOW COVER. IF THE SITE IS ACTIVE AFTER OCTOBER 15TH, ANY SNOW THAT ACCUMULATES ON DISTURBED AREAS SHALL BE REMOVED. PRIOR TO SPRING THAW ALL AREAS WILL BE STABILIZED, AS DIRECTED ABOVE.
- ALL SWALES THAT DO NOT HAVE FULLY ESTABLISHED VEGETATION SHALL BE EITHER LINED WITH TEMPORARY JUTE MATTING OR TEMPORARY STONE CHECK DAMS (APPROPRIATELY SPACED). STONE CHECK DAMS WILL BE MAINTAINED THROUGHOUT THE WINTER MONTHS. IF THE SWALES ARE TO BE MATTED WITH PERMANENT LINERS OR RIPRAP WITH ENGINEERING FABRIC, THIS SHALL BE COMPLETED PRIOR TO WINTER SHUTDOWN OR AS SOON AS THEY ARE PROPERLY GRADED AND SHAPED.
- PRIOR TO OCT. 15TH ALL ROADWAY AND PARKING AREAS SHALL BE BROUGHT UP TO AND THROUGH THE BANK RUN GRAVEL APPLICATION. IF THESE AREAS' ELEVATIONS ARE PROPOSED TO REMAIN BELOW THE PROPOSED SUBGRADE ELEVATION, THE SUBGRADE MATERIAL SHALL BE ROUGHLY CROWNED AND A 3" LAYER OF CRUSHED GRAVEL SHALL BE PLACED AND COMPACTED. THIS WILL ALLOW THE SUBGRADE TO SHED RUNOFF AND WILL REDUCE ROADWAY EROSION. THIS CRUSHED GRAVEL DOES NOT HAVE TO CONFORM TO NH DOT 304.3, BUT SHALL HAVE BETWEEN 15-25% PASSING THE #200 SIEVE AND THE LARGEST STONE SIZE SHALL BE 2". IF THE SITE IS ACTIVE AFTER NOVEMBER 15TH, ANY ACCUMULATED SNOW SHALL BE REMOVED FROM ALL ROADWAY AND PARKING AREAS.
- AFTER OCTOBER 15TH, THE END OF NEW HAMPSHIRE'S AVERAGE GROWING SEASON, NO ADDITIONAL LOAM SHALL BE SPREAD ON SIDE SLOPES AND SWALES. THE STOCKPILES THAT WILL BE LEFT UNDISTURBED UNTIL SPRING SHALL BE SEEDED BY THIS DATE. AFTER OCTOBER 15TH, ANY NEW OR DISTURBED PILES SHALL BE MULCHED AT A RATE OF 3-4 TONS PER ACRE. ALL STOCKPILES THAT WILL REMAIN THROUGHOUT THE WINTER SHALL BE SURROUNDED WITH SILT FENCING.

**SEEDING SPECIFICATIONS**

- GRADING AND SHAPING
  - SLOPES SHALL NOT BE STEEPER THAN 2:1;3:1 SLOPES OR FLATTER ARE PREFERRED. WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDBED PREPARATION
  - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
  - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER AND LIME INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND
  - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. KINDS AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. REFER TO LIGHTING & LANDSCAPE PLAN FOR FERTILIZER REQUIREMENTS.
  - SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.
  - A NEW ENGLAND NATIVE SEED MIXTURE SHALL BE USED. REFER TO MANUFACTURER'S SPECIFICATIONS FOR RATES OF SEEDING.
  - 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 10 TO SEPTEMBER 1.
- MULCH
  - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
  - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 SQ. FT.
- MAINTENANCE TO ESTABLISH A STAND
  - PLANTED AREA SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
  - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIAL TAKE 2 TO 3 YEARS TO BECOME ESTABLISHED.
  - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, OCCASIONAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.



**Erosion Control Mix Berm**



- MAINTENANCE NOTE:**
- ALL STRUCTURES SHOULD BE INSPECTED AFTER EVERY RAINFALL AND REPAIRS MADE AS NECESSARY. SEDIMENT SHOULD BE REMOVED FROM TRAPPING DEVICES AFTER THE SEDIMENT HAS REACHED A MAXIMUM OF ONE HALF THE DEPTH OF THE TRAP. THE SEDIMENT SHOULD BE DISPOSED IN A SUITABLE UPLAND AREA AND PROTECTED FROM EROSION BY EITHER STRUCTURE OR VEGETATIVE MEANS. THE TEMPORARY TRAPS SHOULD BE REMOVED AND THE AREA REPAIRED AS SOON AS THE CONTRIBUTING DRAINAGE AREA TO THE INLET HAS BEEN COMPLETELY STABILIZED.

\*\* WITHIN 50 FEET DISTURBANCE TO ANY WETLAND, A DOUBLE ROW OF EROSION BARRIER (SILT FENCE, SILT SOCK, OR MULCH BERM) SHALL BE INSTALLED.

**TEMPORARY EROSION CONTROL MEASURES**

- THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT NO MORE THAN 5 ACRES OF LAND SHALL BE EXPOSED BEFORE DISTURBED AREAS ARE STABILIZED.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED OR DIRECTED BY THE ENGINEER. ALL DISTURBED AREAS SHALL BE RETURNED TO ORIGINAL GRADES AND ELEVATIONS.
- DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 4" OF LOAM AND SEEDED WITH NOT LESS THAN 1.10 POUNDS OF SEED PER 1000 SQUARE FEET OF AREA. (48 POUNDS PER ACRE) SEE SEED SPECIFICATIONS THIS SHEET.
- SILT FENCES AND OTHER EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY RAIN EVENT GREATER THAN 0.25" DURING THE LIFE OF THE PROJECT. ALL DAMAGED AREAS SHALL BE REPAIRED, SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES ARE TO BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- AREAS MUST BE SEEDED AND MULCHED WITHIN 3 DAYS OF FINAL GRADING, PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED.
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED.
  - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS RIPRAP HAS BEEN INSTALLED.
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

**CONSTRUCTION SPECIFICATIONS**

- STRUCTURES SHALL BE INSTALLED ACCORDING TO THE DIMENSIONS SHOWN ON THE PLANS AT THE APPROPRIATE SPACING.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER SO THAT EROSION AND AIR AND WATER POLLUTION WILL BE MINIMIZED.
- WHEN TIMBER STRUCTURES ARE USED, THE TIMBER SHALL EXTEND AT LEAST 18" INTO THE SOIL.
- STRAW BALES SHALL BE ANCHORED INTO THE SOIL USING 2" X 2" STAKES DRIVEN THROUGH THE BALES AND AT LEAST 18 INCHES IN TO THE SOIL.
- SEEDING, FERTILIZING, AND MULCHING SHALL CONFORM TO THE RECOMMENDATIONS IN THE APPROPRIATED VEGETATIVE BMP.
- STRUCTURES SHALL BE REMOVED FROM THE CHANNEL WHEN THEIR USEFUL LIFE HAS BEEN COMPLETED.
- THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL TAKE PRECAUTIONS AND INSTRUCTIONS FROM THE PLANNING DEPARTMENT IN ORDER TO PREVENT, ABATE AND CONTROL THE EMISSION OF FUGITIVE DUST INCLUDING BUT NOT LIMITED TO WETTING, COVERING, SHIELDING, OR VACUUMING.
- THE NH COMMISSIONER OF AGRICULTURE PROHIBITS THE COLLECTION, POSSESSION, IMPORTATION, TRANSPORTATION, SALE, PROPAGATION, TRANSPLANTATION, OR CULTIVATION OF PLANTS BANNED BY NH LAW RSA 430:53 AND NH CODE ADMINISTRATIVE RULES AGR 3800. THE PROJECT SHALL MEET ALL REQUIREMENTS AND THE INTENT OF . RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES
- THE CONSTRUCTION SITE OPERATOR AND OWNER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO USEPA, WASHINGTON, DC, STORMWATER NOTICE PROCESSING CENTER AT LEAST FOURTEEN DAYS PRIOR TO COMMENCEMENT OF WORK ON SITE. EPA WILL POST THE NOI AT <http://cfpubl.epa.gov/npdes/stormwater/noi/noisearch.cfm>. AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE STATUS".

**CONSTRUCTION SEQUENCE**

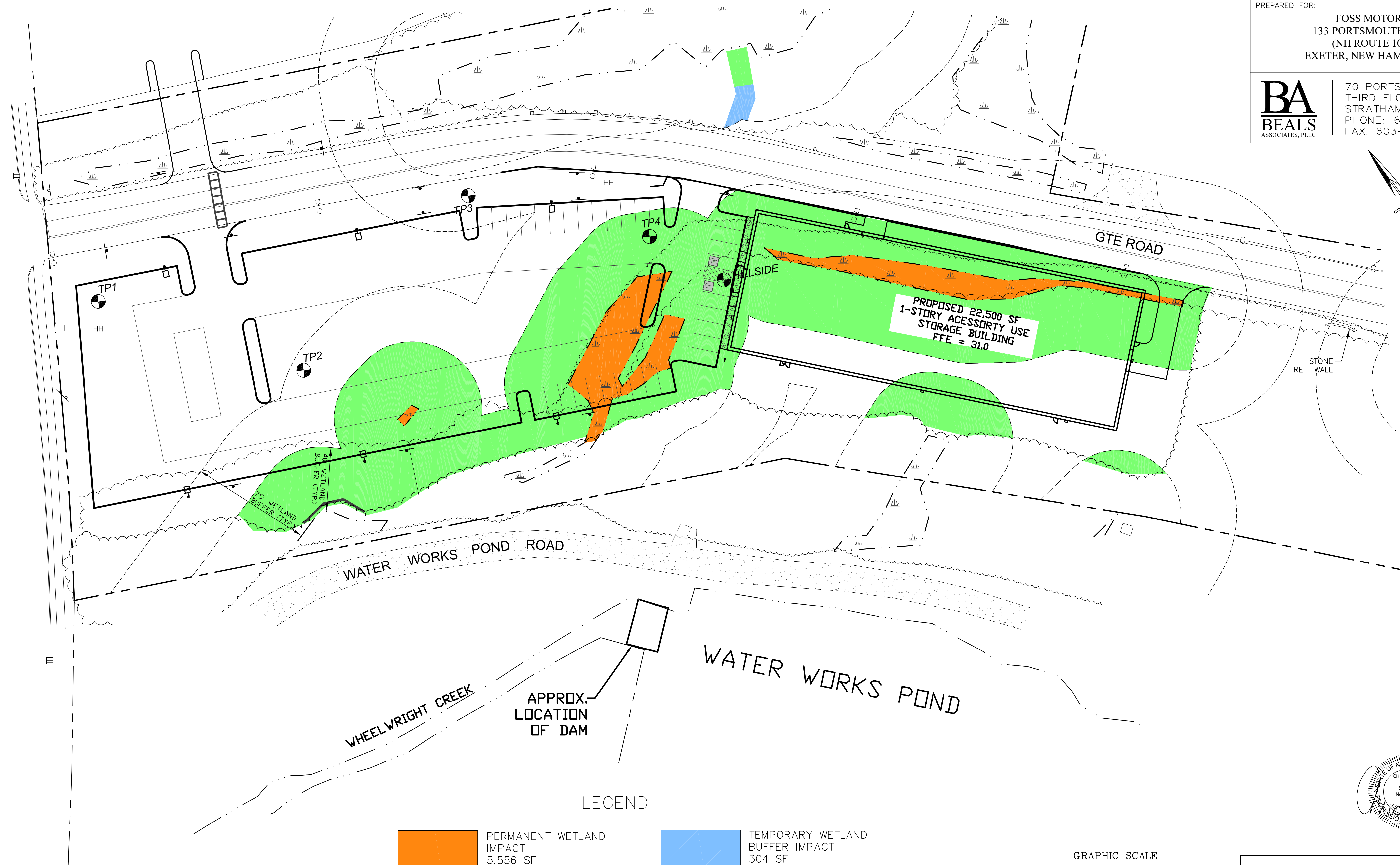
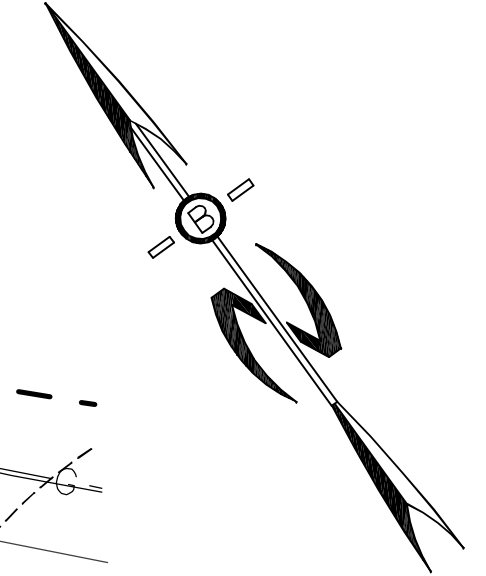
- CUT AND REMOVE TREES IN CONSTRUCTION AREAS AS REQUIRED OR DIRECTED.
- CONSTRUCT AND/OR INSTALL TEMPORARY AND PERMANENT SEDIMENT EROSION AND DETENTION CONTROL FACILITIES AS REQUIRED. EROSION, SEDIMENT AND DETENTION CONTROL FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO ANY EARTH MOVING OPERATION AND PRIOR TO DIRECTING RUNOFF TO THEM.
- CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. STUMPS AND DEBRIS ARE TO BE REMOVED FROM SITE AND DISPOSED OF PER STATE AND LOCAL REGULATIONS.
- EXCAVATE AND STOCKPILE TOPSOIL /LOAM. ALL AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
- CONSTRUCT TEMPORARY CULVERTS AS REQUIRED OR DIRECTED.
- CONSTRUCT THE ROADWAY/DRIVEWAYS AND ITS ASSOCIATED DRAINAGE STRUCTURES. ALL ROADWAYS, PARKING AREAS, AND CUT/FILL SLOPES SHALL BE STABILIZED AND/OR LOAMED AND SEEDED WITHIN 72-HOURS OF ACHIEVING FINISH GRADE AS APPLICABLE.
- INSTALL PIPE AND CONSTRUCTION ASSOCIATED APPURTENANCES AS REQUIRED OR DIRECTED. ALL DISTURBED AREAS SHALL STABILIZED IMMEDIATELY AFTER GRADING.
- BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES AND DISTURBED AREAS SHALL BE SEEDED OR MULCHED AS REQUIRED, OR DIRECTED.
- DAILY OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE CHECK DAMS, DITCHES, SEDIMENT TRAPS, ETC. TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ABUTTING WATERS OR PROPERTY.
- INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION
- COMPLETE PERMANENT SEEDING AND LANDSCAPING
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND REVEGETATE ALL DISTURBED AREAS.
- ALL SWALES AND DRAINAGE STRUCTURES WILL BE CONSTRUCTED AND STABILIZED PRIOR TO HAVING RUNOFF DIRECTED TO THEM.
- FINISH PAVING ALL ROADWAYS/DRIVEWAYS.
- LOT DISTURBANCE OTHER THAN THAT SHOWN ON THE APPROVED PLANS SHALL NOT COMMENCE UNTIL THE ROADWAY HAS THE BASE COURSE TO DESIGN ELEVATION AND THE ASSOCIATED DRAINAGE IS COMPLETE AND STABLE.



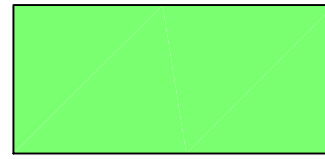
REVISED PER REVIEW COMMENTS		5/15/24
REVISED PER REVIEW COMMENTS		3/28/24
REVISIONS:		DATE:
<b>EROSION &amp; SEDIMENT CONTROL DETAILS</b>		
COMMERCIAL DEVELOPMENT ROUTE 108 EXETER, NH TAX MAP 52, LOT 112.2		
DATE:	FEB, 2024	SCALE: NTS
PROJ. NO:	NH-1471	SHEET NO. 4

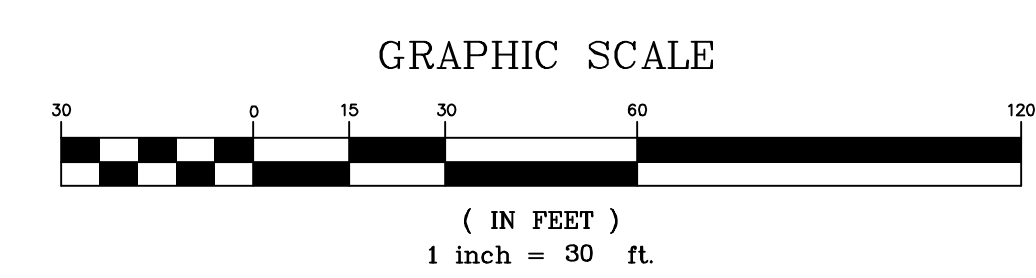


PREPARED FOR:  
**FOSS MOTORS**  
 133 PORTSMOUTH AVE.  
 (NH ROUTE 108)  
 EXETER, NEW HAMPSHIRE

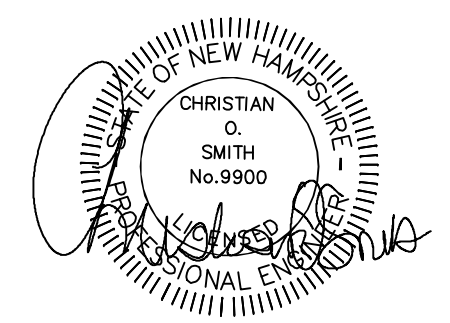
**BA BEALS**  
 ASSOCIATES, PLLC  
 70 PORTSMOUTH AVE,  
 THIRD FLOOR, SUITE 2  
 STRATHAM, N.H. 03885  
 PHONE: 603-583-4860,  
 FAX: 603-583-4863



	PERMANENT WETLAND IMPACT 5,556 SF		TEMPORARY WETLAND BUFFER IMPACT 304 SF
	PERMANENT WETLAND BUFFER IMPACT 45,420 SF		



REVISOR	DATE
REVISOR	DATE
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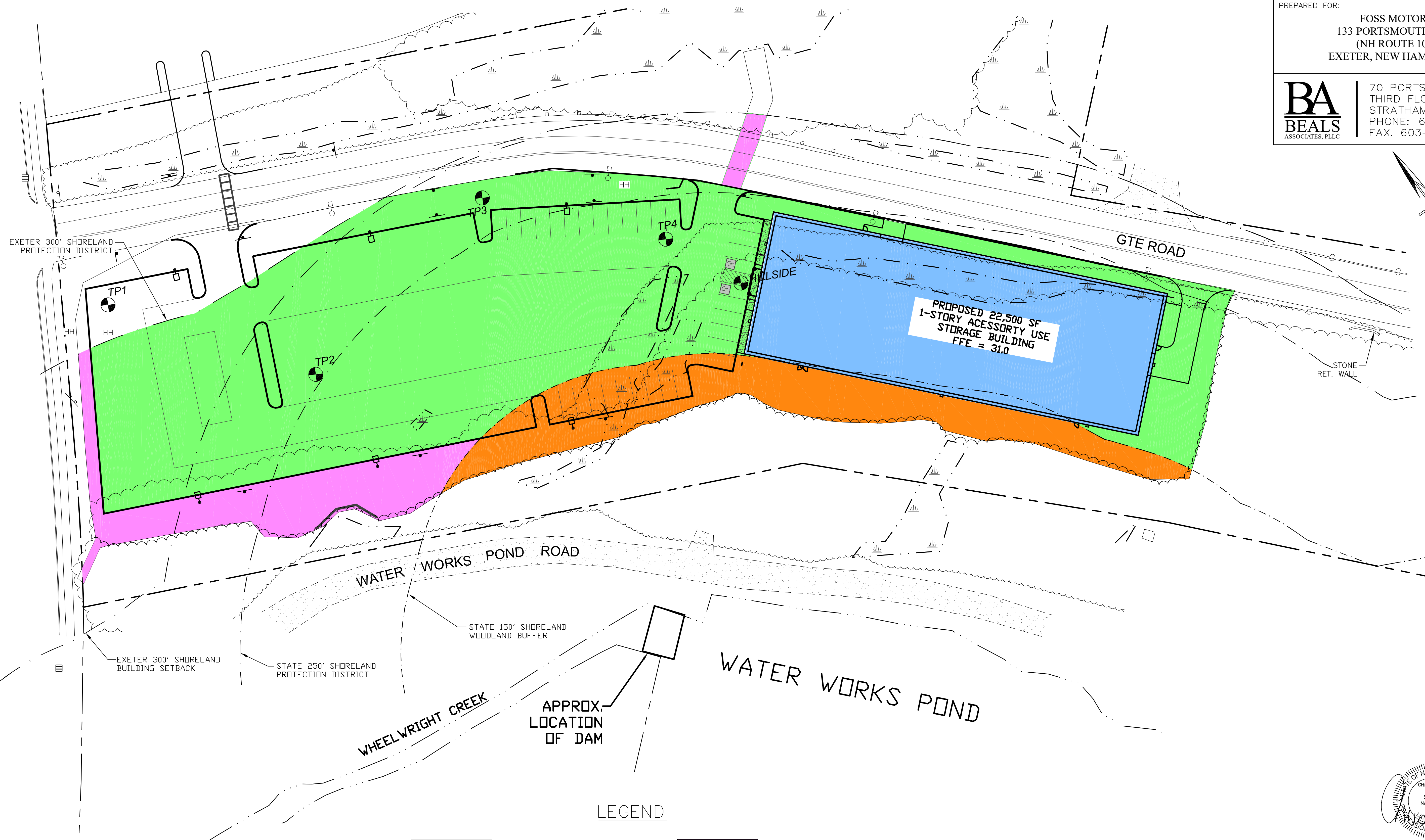
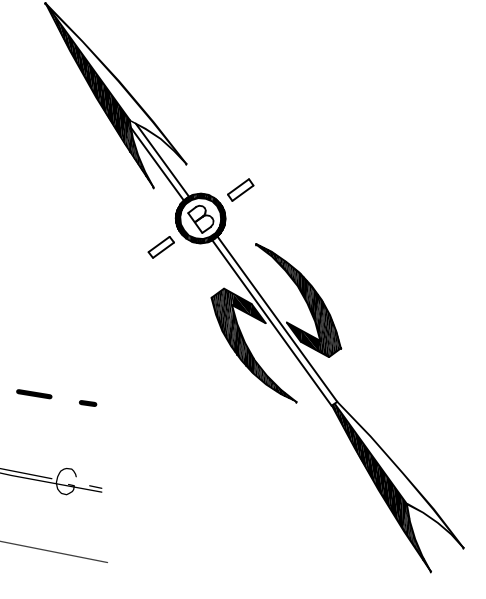


<b>WETLAND IMPACT PLAN</b>	
COMMERCIAL DEVELOPMENT ROUTE 108 EXETER, NH TAX MAP 52, LOT 112.2	
DATE: MAY 3, 2024	SCALE: 1" = 30'
PROJ. NO: NH-1471	SHEET NO. 6

PREPARED FOR:  
**FOSS MOTORS**  
 133 PORTSMOUTH AVE.  
 (NH ROUTE 108)  
 EXETER, NEW HAMPSHIRE

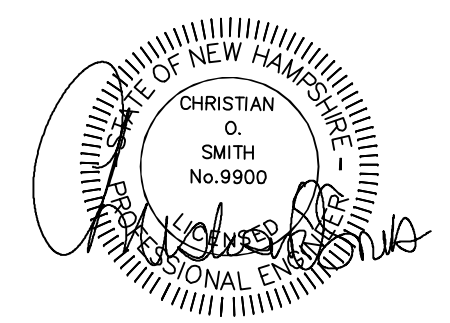
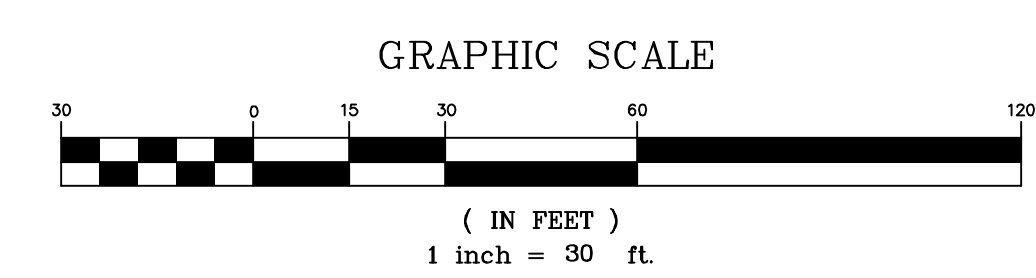
**BA**  
**BEALS**  
 ASSOCIATES, PLLC

70 PORTSMOUTH AVE,  
 THIRD FLOOR, SUITE 2  
 STRATHAM, N.H. 03885  
 PHONE: 603-583-4860,  
 FAX: 603-583-4863



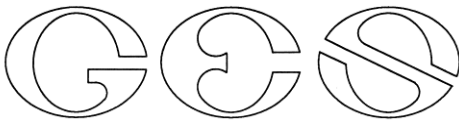
**LEGEND**

	PERMANENT SHORELAND IMPACT (150'-300') 60,773 SF		TEMPORARY SHORELAND IMPACT (150'-300') 7,888 SF
	PERMANENT SHORELAND IMPACT (0'-150') 12,268 SF		SPD BUILDING SETBACK 22,500 SF



<b>EXETER SHORELAND IMPACT PLAN</b>			
COMMERCIAL DEVELOPMENT ROUTE 108 EXETER, NH TAX MAP 52, LOT 112.2			
DATE:	MAY 3, 2024	SCALE:	1" = 30'
PROJ. NO.:	NH-1471	SHEET NO.:	7

REVISED PER REVIEW COMMENTS	5/15/24
REVISIONS:	DATE:



GOVE ENVIRONMENTAL SERVICES, INC.

TEST PIT DATA

Project Foss Motors, Exeter, NH  
Client Foss Motors  
GES Project No. 2023094  
MM/DD/YY Staff 06-17-2024 James Gove, CSS#004

<b>Test Pit No.</b>	<b>01</b>	Soils Series:	Udorthents
ESHWT::	18"	Landscape:	Graded area
Termination @	64"	Slope:	B
Refusal:	No	Parent Material:	Fill over marine
Obs. Water:	None	Hydrologic Soil Group:	C

Horizon	Color (Munsell)	Texture	Structure-Consistence-Redox
^A 0-4"	10YR3/2	loamy sand	massive-friable-none
^B 4-18"	10YR4/4	loamy sand	massive-friable-none
C1 18-44"	2.5Y4/2	silt loam	massive-firm-5YR5/6
C2 44-64"	2.5Y5/2	silty clay loam	massive -firm- 5YR5/6

<b>Test Pit No.</b>	<b>02</b>	Soils Series:	Udorthents
ESHWT::	16"	Landscape:	Graded area
Termination @	61"	Slope:	B
Refusal:	No	Parent Material:	Fill over marine
Obs. Water:	None	Hydrologic Soil Group:	C

Horizon	Color (Munsell)	Texture	Structure-Consistence-Redox
^A 0-8"	10YR3/2	loamy sand	massive-friable-none
^B 8-16"	10YR4/4	loamy sand	massive-friable-none
C1 16-42"	10YR4/4	silt loam	massive-friable-5YR5/6
C2 47-61"	2.5Y5/2	silty clay loam	massive-firm-5YR5/6

**Test Pit No.**                   **03**  
 ESHWT::                    20"  
 Termination @            69"  
 Refusal:                    No  
 Obs. Water:               None

Soils Series:               Udorthents  
 Landscape:                Graded area  
 Slope:                      B  
 Parent Material:         Fill over marine  
 Hydrologic Soil Group:   C

Horizon	Color (Munsell)	Texture	Structure-Consistence-Redox
^A 0-8"	10YR3/2	loamy sand	massive-friable-none
^B 8-20"	10YR4/6	loamy sand	massive-friable-none
C 20-69"	2.5Y5/42	silt loam	massive-firm-5YR5/6

**Test Pit No.**                   **04**  
 ESHWT::                    32"  
 Termination @            70"  
 Refusal:                    No  
 Obs. Water:               None

Soils Series:               Udorthents  
 Landscape:                Graded area  
 Slope:                      B  
 Parent Material:         Fill over marine  
 Hydrologic Soil Group:   C

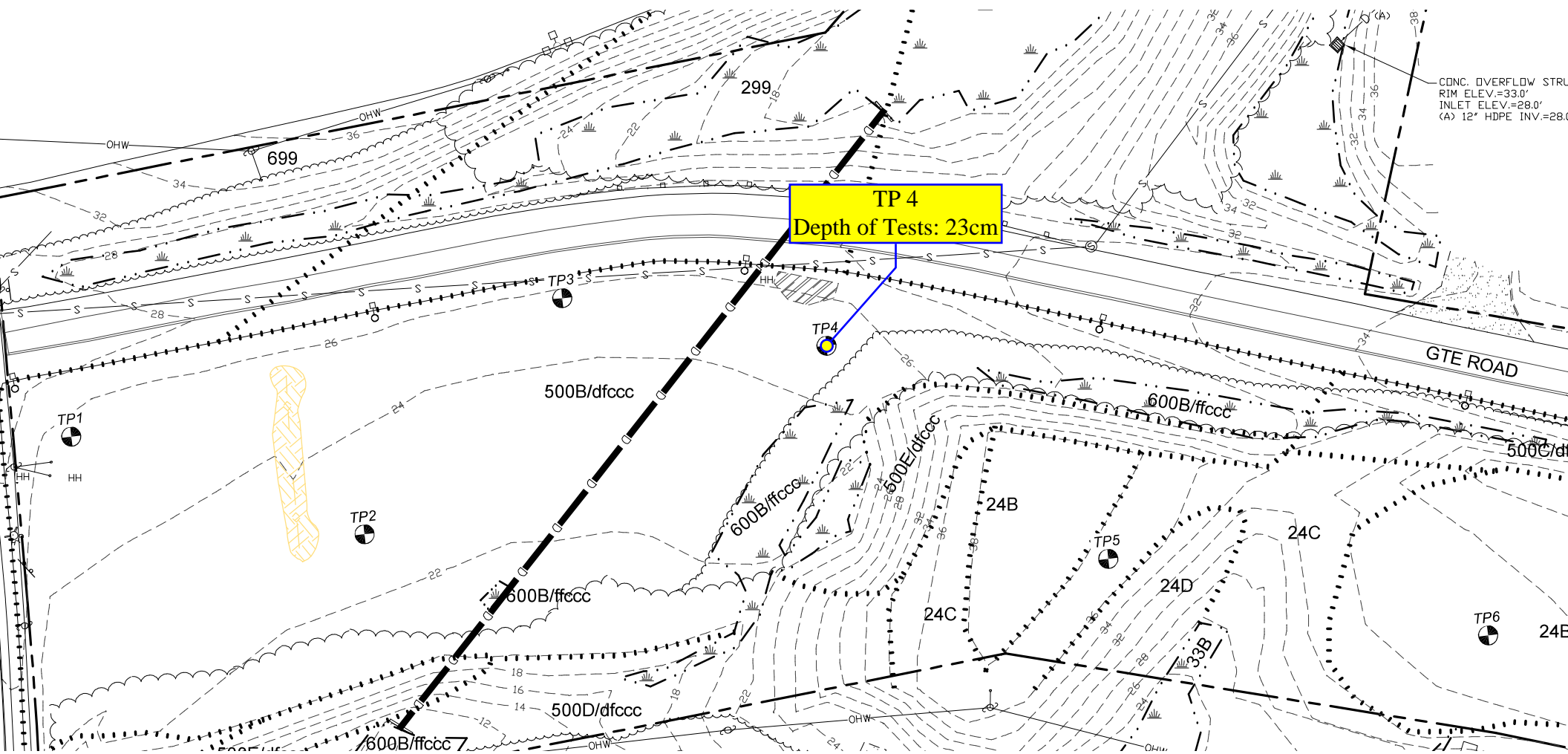
Horizon	Color (Munsell)	Texture	Structure-Consistence-Redox
^A 0-8"	10YR3/2	loamy sand	massive-friable-none
^B 8-32"	10YR4/6	loamy sand	massive-friable-none
C1 32-50"	2.5Y5/4	loamy sand	massive-friable-5YR5/6
C2 50-70"	2.5Y5/3	silt loam	massive-firm - 5YR5/6

**Test Pit No.**                   **Hillside**  
 ESHWT::                    86"  
 Termination @            126"  
 Refusal:                    No  
 Obs. Water:               None

Soils Series:               Windsor  
 Landscape:                Hillside cut face  
 Slope:                      B  
 Parent Material:         Sand over marine  
 Hydrologic Soil Group:   B

Horizon	Color (Munsell)	Texture	Structure-Consistence-Redox
A 0-6"	10YR3/3	loamy sand	granular-friable-none
B 6-30"	10YR5/6	loamy sand	granular-friable-none
C1 30-86"	10YR4/6	sand	massive- friable – none
C2 86-126"	2.5Y5/4	silt loam	massive-firm-5YR5/6





TP 4  
Depth of Tests: 23cm

Infiltration  
Test Location

AMOOZEMETER DATA SHEET

Date: 6/17/24  
 Location: TP 4-1  
 Foss Motors Exeter  
 Map Unit Component (or "Series"):  
 Pedon Number:  
 Horizon:

Permeameter #:  
 Air Temp ( F) initial: 74°F  
 final: 76°F

"water" source & modifications:  
 Soil Moisture Content (%):

below surface

Set-Up Calculation	
Hole Depth (cm):	23 cm
Distance from bottom of bubble tube to soil surface (cm):	+ 10 ?
Desired Water Depth in Hole (cm):	- 15 ?
= CHT Tube setting (cm):	18 cm

Actual water level in hole (cm):  
 initial: 15.0 cm  
 final: 14.8 cm

TP 4-1  
 10 min  
 —  
 —  
 —

Outflow Chamber(s) used: small ("1 on")        both ("2 on") X  
 associated Conversion Factor: (= 20.0 cm<sup>2</sup>) (= 105.0 cm<sup>2</sup>)  
 ↓

TP 4-1									
Time Elapsed (min)	Water Level Change (cm)	Chamber Volume (cm <sup>3</sup> )	min/hr	Q	H (cm)	A	Ksat (cm/hr)	Ksat (in/hr)	
10	0.4	105	0.1666667	252	15	0.001056	0.266112	0.104769	
20	0.3	105	0.1666667	189	15	0.001056	0.199584	0.078576	
30	0.4	105	0.1666667	252	15	0.001056	0.266112	0.104769	
							Mean Ksat	0.243936	0.096038
							Std Deviation	0.03841	0.015122

4-32"  
 3-20"  
 2-16"  
 1-18"

AMOOZEMETER DATA SHEET

Date : 6/17/24  
 Location : TP 4-2  
 Foxs Motors Exeter  
 Map Unit Component (or "Series") :  
 Pedon Number :  
 Horizon :

Permeameter # :  
 Air Temp ( F) initial : 78°F  
 final : 79°F

"water" source & modifications :  
 Soil Moisture Content (%) :

Set-Up Calculation	
Hole Depth (cm) :	23 cm
Distance from bottom of bubble tube to soil surface (cm) :	+ 10 ?
Desired Water Depth in Hole (cm) :	- 15 ?
= CHT Tube setting (cm) :	18

Actual water level in hole (cm)  
 initial : 15.0 cm  
 final : 14.9 cm

Outflow Chamber(s) used : small ("1 on")            both ("2 on") X  
 associated Conversion Factor : (= 20.0 cm<sup>2</sup>) (= 105.0 cm<sup>2</sup>)  
 ↓



TP 4-2

Time Elapsed (min)	Water Level Change (cm)	Chamber Volume (cm <sup>3</sup> )	min/hr	Q	H (cm)	A	Ksat (cm/hr)	Ksat (in/hr)	
10	1	105	0.1666667	630	15	0.001056	0.66528	0.261921	
20	0.8	105	0.1666667	504	15	0.001056	0.532224	0.209537	
30	0.8	105	0.1666667	504	15	0.001056	0.532224	0.209537	
							Mean Ksat	0.576576	0.226998
							Std Deviation	0.07682	0.030244

AMOOZEMETER DATA SHEET

Date : 6/17/24  
 Location : TP4-3  
 Foss Motor Exeter  
 Map Unit Component (or "Series") :  
 Pedon Number :  
 Horizon :

Permeameter # :  
 Air Temp ( F) initial : 80°F  
 final : 80°F

"water" source & modifications :  
 Soil Moisture Content (%) :

Set-Up Calculation	
Hole Depth (cm) :	23
Distance from bottom of bubble tube to soil surface (cm) :	+ 10 ?
Desired Water Depth in Hole (cm) :	- 15 ?
= CHT Tube setting (cm) :	18 cm

Actual water level in hole (cm)

initial : 15  
 final : 15

Outflow Chamber(s) used : small ("1 on") \_\_\_\_\_  
 associated Conversion Factor : (= 20.0 cm<sup>2</sup>)

both ("2 on") ~~X~~  
 (= 105.0 cm<sup>2</sup>)



TP 4-3									
Time Elapsed (min)	Water Level Change (cm)	Chamber Volume (cm <sup>3</sup> )	min/hr	Q	H (cm)	A	Ksat (cm/hr)	Ksat (in/hr)	
5	1	105	0.0833333	1260	15	0.001056	1.33056	0.523843	
10	0.9	105	0.0833333	1134	15	0.001056	1.197504	0.471458	
15	0.9	105	0.0833333	1134	15	0.001056	1.197504	0.471458	
							Mean Ksat	1.241856	0.48892
							Std Deviation	0.07682	0.030244

# Town of Exeter



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

*July 2023*



# Town of Exeter Planning Board Application

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

### SUBMITTAL REQUIREMENTS:

1. Refer to the Land Use Board Meeting Schedule and Deadlines for Submission Requirements.

2. Plans Must Include:

#### Existing Conditions

- a. Property Boundaries
- b. Edge of Wetland and associated Buffer (Wetlands Conservation Overlay District - WCOD)
  - Prime wetland: 100'
  - Vernal Pool (>200 SF): 75'
  - Exemplary Wetland: 50'
  - Very Poorly Drained: 50'
  - Poorly Drained: 40'
  - Inland Stream: 25'
- c. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements

#### Proposed Conditions

- a. Edge of Wetlands and Wetland Buffers and distances to the following:
    - i. Edge of Disturbance
    - ii. Structures, roads/access ways, parking, drainage systems, utilities, wells and wastewater disposal systems and other site improvements
  - b. Name and phone number of all individuals whose professional seal appears on the plan
3. If applicant and/or agent is not the owner, a letter of authorization must accompany this application
4. Supporting documents i.e. Letters from the Department of Environmental Services, Standard Dredge and Fill Application and Photos of the property
5. A Town of Exeter Assessors list of names and mailing addresses of all abutters

#### Required Fees:

Planning Board Fee: **\$50.00**    Abutter Fee: **\$10.00**    Recording Fee (if applicable): **\$25.00**

The Planning Office must receive the completed application, plans and fees on the day indicated on the Planning Board Schedule of Deadlines and Public Hearings.

APPLICANT	Name: IS Realty Trust
	Address: 3 Vintage Drive
	Email Address: <a href="mailto:ianwinter82@gmail.com">ianwinter82@gmail.com</a>
	Phone: 603-793-9698
PROPOSAL	Address: 100 Linden Street and Patricia Avenue
	Tax Map #104 _____ Lot# <u>71</u> Zoning District: R-2_____
	Owner of Record: IS Realty Trust
Person/Business performing work outlined in proposal	Name: Mike Buxton (tentatively)
	Address: 36 Stagecoach Rd Epping NH 03042
	Phone: 603-775-3392
Professional that delineated wetlands	Name: West Environmental
	Address: 48 Stevens Hill Road Nottingham, NH
	Phone: 603-734-4298

**Town of Exeter**  
**Planning Board Application**  
**Conditional Use Permit: Wetland Conservation Overlay District**

Detailed Proposal including intent, project description, and use of property: (Use additional sheet as needed)  
 Minor subdivision of 100 Linden Street. Current house at 100 Linden will remain as is with access to Linden Street. Two new house lots with partially shared driveway will have access via Patricia Avenue.

Wetland Conservation Overlay District Impact (in square footage):				
Temporary Impact	<b>Wetland:</b>	(SQ FT.)	<b>Buffer:</b>	(SQ FT.)
	<input type="checkbox"/> Prime Wetlands	_____0	<input type="checkbox"/> Prime Wetlands	_____0
	<input type="checkbox"/> Exemplary Wetlands	_____0	<input type="checkbox"/> Exemplary Wetlands	_____0
	<input type="checkbox"/> Vernal Pools (>200SF)	_____0	<input type="checkbox"/> Vernal Pools (>200SF)	_____0
	<input type="checkbox"/> VPD	_____0	<input type="checkbox"/> VPD	_____0
	<input type="checkbox"/> PD	_____0	<input checked="" type="checkbox"/> PD	_____1007
	<input type="checkbox"/> Inland Stream	_____0	<input type="checkbox"/> Inland Stream	_____0
Permanent Impact	<b>Wetland:</b>	(SQ FT.)	<b>Buffer:</b>	(SQ FT.)
	<input type="checkbox"/> Prime Wetlands	_____0	<input type="checkbox"/> Prime Wetlands	_____0
	<input type="checkbox"/> Exemplary Wetlands	_____0	<input type="checkbox"/> Exemplary Wetlands	_____0
	<input type="checkbox"/> Vernal Pools (>200SF)	_____0	<input type="checkbox"/> Vernal Pools (>200SF)	_____0
	<input type="checkbox"/> VPD	_____0	<input type="checkbox"/> VPD	_____0
	<input type="checkbox"/> PD	_____0	<input checked="" type="checkbox"/> PD	_____531
	<input type="checkbox"/> Inland Stream	_____0	<input type="checkbox"/> Inland Stream	_____0

List any variances/special exceptions granted by Zoning Board of Adjustment including dates:  
ZBA Case 24-5 (June 18, 2024) – ZBA granted relief allowing two lots with less than required frontage.

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

Similar application for the same parcel and wetlands was approved in 2019; difference being that this application is for a partially shared driveway for two lots as opposed to the previous plan of four house lots on town road.

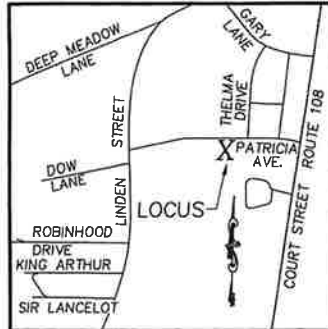
1. R-2 permits. 2. Only access is this parcel. 3. West Environmental completed this for the larger project in 2019.  
4. Yes. 5. Yes. 6. If required, yes. 7. Yes. 8. Yes, as necessary.

Thank you.

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

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





- NOTES:**
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
  - THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 330130 0404 E EFFECTIVE DATE MAY 17, 2005.
  - THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

3) THE LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLANDS REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS REQUIRED UNDER THESE REGULATIONS.

**PROPOSED DWELLING NOTE**

PROPOSED DWELLINGS AS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL DWELLINGS MAY DIFFER IN SIZE, SHAPE AND LOCATION BUT SHALL COMPLY WITH TOWN OF EXETER ZONING REGULATIONS.

**PLAN REFERENCES**

- \*LOT LINE ADJUSTMENT PLAN FOR PAUL MORRISSETTE 100 LINDEN STREET EXETER, NH SCALE: 1"=50' DATE: APRIL 2001 BY: LITTLE RIVER SURVEY COMPANY. D-29070
- \*SUBDIVISION OF LAND FOR NELSON J. MORRISSETTE IN EXETER, NH SCALE: 1"=50' DATE: AUG. 1976 BY: PARKER SURVEY ASSOC, INC. D-6229
- \*PLAN OF LAND IN EXETER, NH SHOWING A PROPOSED SEWER EASEMENT AT 100 LINDEN STREET AND PATRICIA AVENUE RECORD OWNER I.S. WINTER REALTY TRUST 3 VINTAGE DRIVE EXETER, NH SCALE: 1"=50' DATE: APRIL 26, 2019 BY: MILLENNIUM ENGINEERING, INC. D-41465

**ZONING DISTRICT**

**R-2 RESIDENTIAL**

MINIMUM REQUIREMENTS

AREA (NO SEWER)	1 ACRE
AREA (SEWER)	15,000 S.F.
LOT WIDTH	100'
LOT DEPTH	100'

**BUILDING SETBACKS**

FRONT	25'
SIDE	15'
REAR	25'
HYDRIC B SOILS	40'

**BUILDING COVERAGE**

MAXIMUM	25%
OPEN SPACE	40%

TOWN OF EXETER PLANNING BOARD  
CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**RECORD OWNER**

1 S REALTY TRUST  
C/O S. MITCHELL WINTER, TRUSTEE  
3 VINTAGE DRIVE  
EXETER, NH 03833  
BK. 5961 PG. 2005

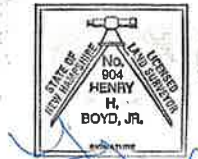
243,255 S.F.  
5.58 ACRES  
AREA PRIOR TO SUBDIVISION

★ SEE EXETER ZONING BOARD OF ADJUSTMENT ★  
CASE #24-5 DATE: JUNE 18, 2024 GRANTING RELIEF ALLOWING 2 RESIDENTIAL LOTS WITH LESS THAN REQUIRED FRONTAGE ARTICLE 4 SECTION 4.3 SCHEDULE II

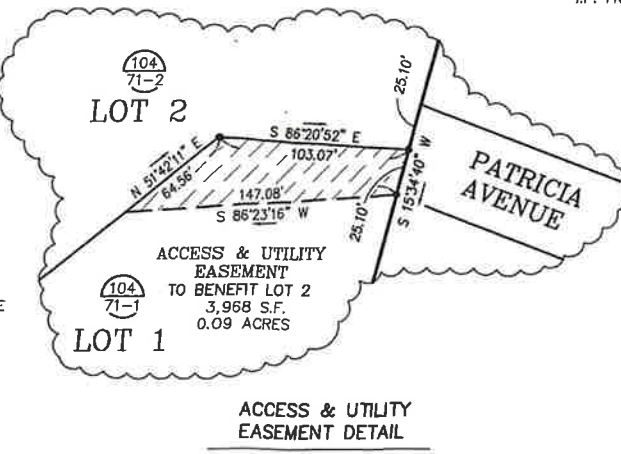
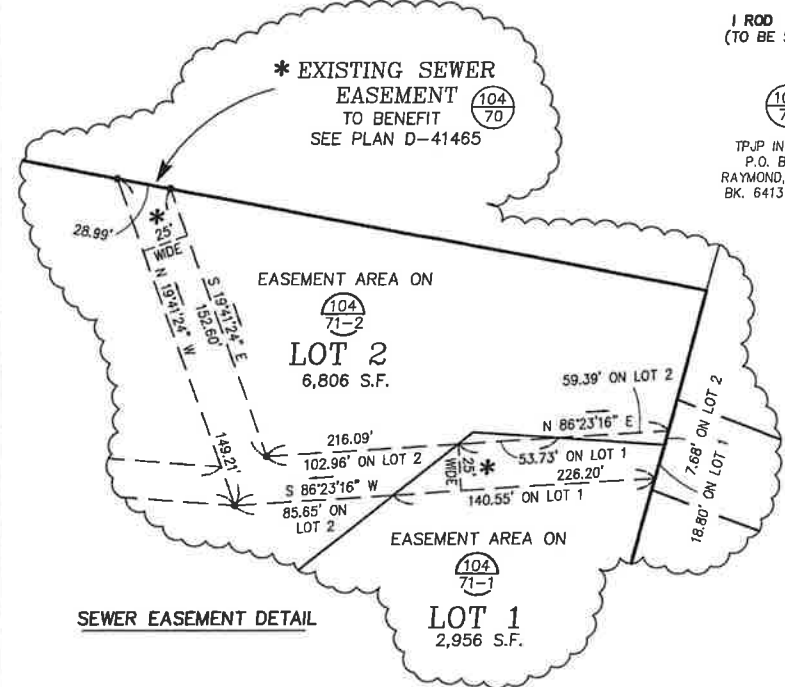
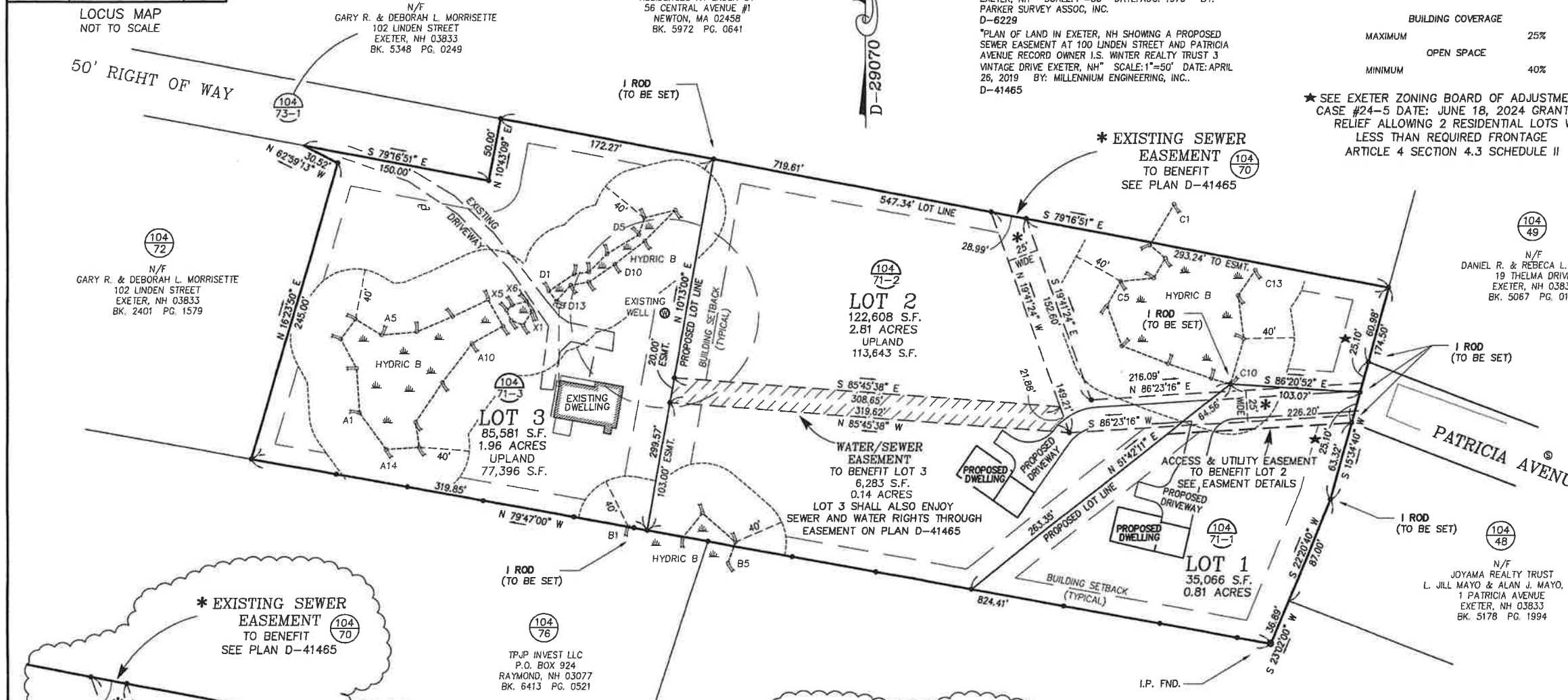
**WETLANDS DELINEATION BY WEST ENVIRONMENTAL**  
48 STEVENS HILL ROAD  
NOTTINGHAM, NH 03290

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN ASSESSORS' RECORDS.

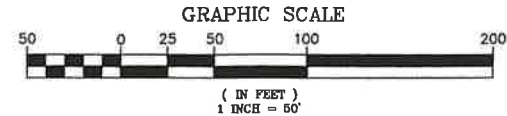
I CERTIFY:  
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN DECEMBER OF 2018 AND MARCH OF 2019.  
THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.  
THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.



LICENSED LAND SURVEYOR DATE 06-20-2024



- LEGEND**
- I.P. IRON PIPE
  - D.H. DRILL HOLE
  - I ROD IRON ROD FND. UNLESS NOTED OTHERWISE FOUND
  - FND. FOUND
  - (0/00) ASSESSORS MAP AND PARCEL
  - WET FLAG WETLANDS
  - SEWER MANHOLE



NO.	DATE	DESCRIPTION	BY

PLANNING BOARD CASE NUMBER 24--XX

**PLAN OF LAND**  
IN  
**EXETER, NH**

SHOWING  
**A SUBDIVISION AT  
100 LINDEN STREET AND PATRICIA AVENUE**

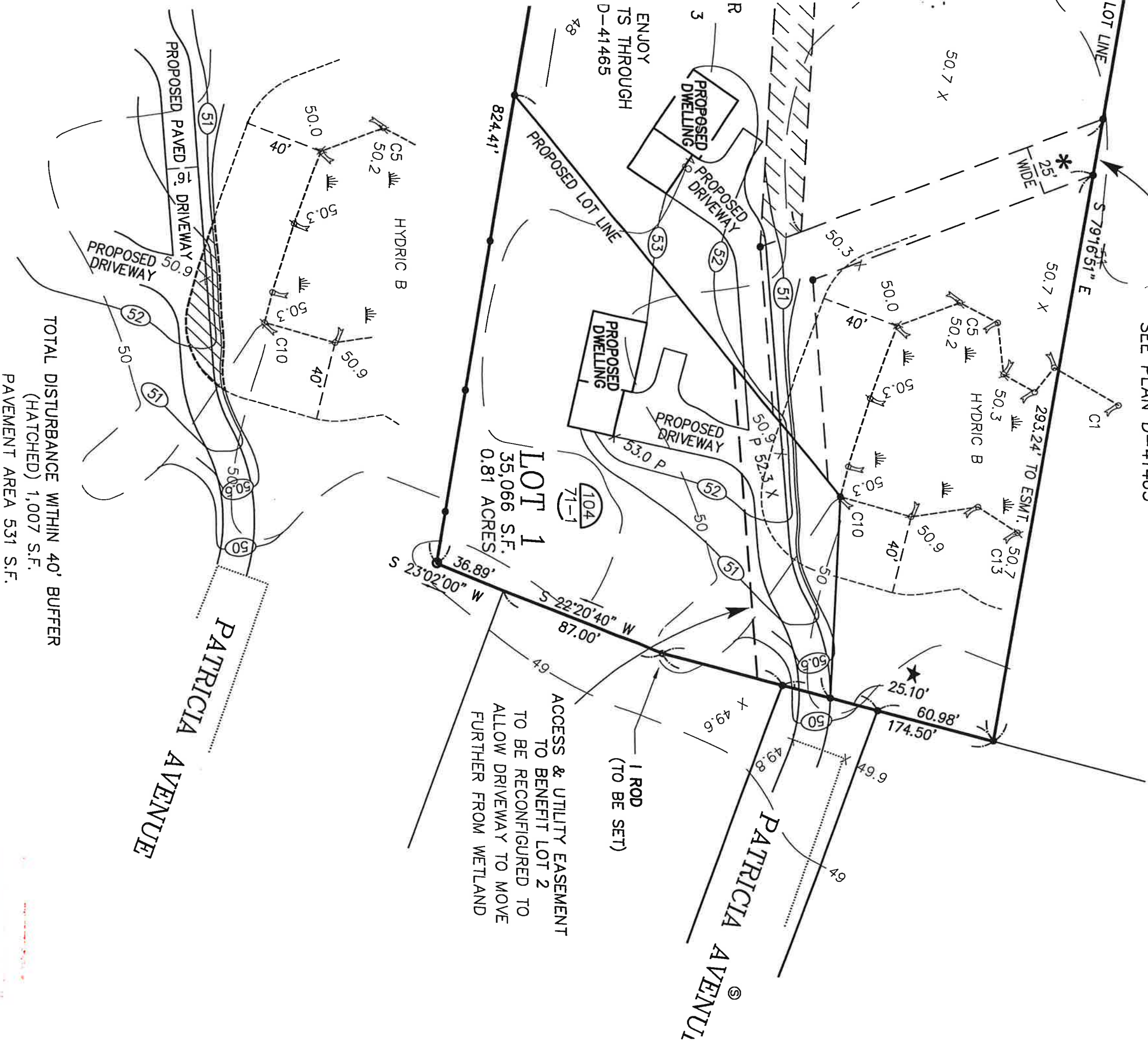
PREPARED FOR  
**I S REALTY TRUST**  
3 VINTAGE DRIVE EXETER, NH 03833

**MILLENNIUM ENGINEERING INC.**  
ENGINEERS AND LAND SURVEYORS  
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833  
PHONE: (603) 778-0528 FAX: (603) 772-0689

SCALE: 1"=50' DRWN. BY: H.H.B. PROJECT: E182237  
DATE: JUNE 20, 2024 CHKD. BY: R.S.G.

# DRIVEWAY IMPACT SKETCH

\* EXISTING SEWER EASEMENT TO BENEFIT  $\frac{104}{70}$  SEE PLAN D-41465



TOTAL DISTURBANCE WITHIN 40' BUFFER (HATCHED) 1,007 S.F. PAVEMENT AREA 531 S.F.

**RECEIVED**

JUN 25 2024

EXETER PLANNING OFFICE



48 Stevens Hill Road, Nottingham, NH 03290  
603-734-4298 ♦ mark@westenv.net

Kristen Murphy  
Natural Resource Planner  
Town of Exeter  
10 Front Street,  
Exeter, NH 03833

October 3, 2019

**RE: Proposed Subdivision 100 Linden Street, Exeter, NH**  
**SUBJ: Conditional Use Permit Application – Wetlands Assessment**

Dear Kristen:

West Environmental, Inc. (WEI) submits this letter in support of the Conditional Use Permit Application for the above referenced project. It includes information on the wetland delineation, wetland functions, wetland buffer impacts and wetland mitigation. WEI flagged the wetland boundary in October of 2018 at the request of the landowner. The wetlands were delineated according to the following standards:

- *US Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1 (January 1987).*
- *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (October 2009).*
- *Field Indicators for Identifying Hydric Soils in New England Version 4*
- *National List of Plant Species That Occur in Wetlands: Northeast (Region 1). U.S. Fish and Wildlife Service. 2013*
- *Code of Administrative Rules. Wetlands Board, State of New Hampshire (Current).*

We evaluated soil probes and plant communities to determine the edge of wetland. There are three wetlands on the property. Wetland A is within the proposed Lot 5 in the western portion of the property where an existing house will remain. This wetland has no impacts and is not associated with the Conditional Use Permit. Wetland B is in the southwest corner of the site along the southern property boundary adjacent the proposed detention basin. This wetland is and is the northern edge of a sloping red maple hemlock swamp with poorly drained soils which extends south off site. Wetland C is in the northeast corner of the site and is a pit and mound forested wetlands with poorly drained soils. There are large white pine, red oak, and white oak growing on small upland islands in this wetland.

Photo documentation of the wetlands and the proposed development and buffer impact areas are attached.

## Wetland Function

The wetlands were evaluated utilizing a wetland assessment methodology developed by the US Army Corps of Engineers New England Divisions Highway Methodology Workbook Supplement as a guide. This evaluation is based on the physical characteristics of the wetland through field inspections. This assessment evaluated the following wetland functions:

***Groundwater Recharge/Discharge*** – This function includes the ability of a wetland to provide recharge of surface water into the ground and/or discharge groundwater into surface waters.

Wetland B has indicators of wetland discharge down slope of the site. Wetland C has very shallow water in spring within the pits and therefore does not recharge significant water into the ground.

***Flood-flow Alteration*** – This function considers the effectiveness of the wetland in reducing flood damage by attenuation of floodwaters for prolonged periods following precipitation events.

Wetland B is sloping and does not hold water for flood storage. Wetland C hold small pockets of water but has many small island of uplands and therefore provides limited flood storage.

***Sediment/Toxicant/Pathogen Retention*** – The presence of this function reduces or prevents degradation of water quality because the wetland acts as a trap for sediments, toxicants or pathogens.

Wetland B is sloping and therefore does not provide sediment trapping as water moves through the system. Wetland C has many small depressions that hold water and provides some sediment trapping.

***Nutrient Removal/Retention Transformation*** – This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering surface waters or aquifers.

Wetland B is limited in this function due to its slope. Wetland C provides minor nutrient attenuation function as it holds some water during spring and rain events.

***Production Export*** – This function relates to the effectiveness of the wetland to produce food or usable products for human or other living organisms.

This function is provided to a small degree by the fruit bearing shrubs within both wetlands.

***Sediment/Shoreline Stabilization*** – This function relates to the effectiveness of a wetland to stabilize stream banks and shorelines against erosion.

This function is not present in either wetland as they are not associated with streams.

***Wildlife Habitat*** – This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with the wetland and the wetland edge (includes resident and migratory species).

Both wetlands provide minor wildlife habitat function, but this is limited due to lack of aquatic habitat, vernal pools and their relatively small size. Habitat for forest dwelling species is present.

WEI worked with Millennium Engineering to prepared wetland buffer impact and mitigation detail sheets attached. The goal is to restore buffers closest to the wetland to protect wetland functions.

Wetland B has 3,280 SF of 40-foot buffer zone impacts for a stormwater detention basin. The outside slope of the basin closest to the wetland will have 1,950 SF of buffer plantings.

Wetland B - Temporary Buffer Impacts to be Restored 1,950 SF

Species	Number	Size
<i>Pinus strobus</i> White Pine	7	3-4'
<i>Clethera Alnifolia</i> Sweet Pepperbush	8	2-4'
<i>Vaccinium corymbosum</i> Blueberry	8	2-4'
<i>Viburnum dentatum</i> Arrow wood	7	2-4'

Wetland C has 1,490 SF of permanent impact to the outer portion of the 40-foot buffer zone. 2,260 SF of the inner 40-foot buffer zone to Wetland C will be restored. An addition 2,000 SF of 40-50-foot buffer to Wetland C will also be planted.

Wetland C - Temporary Buffer Impacts to be Restored 2,260

Species	Number	Size
<i>Pinus strobus</i> White Pine	10	3-4'
<i>Clethera Alnifolia</i> Sweet Pepperbush	8	2-4'
<i>Vaccinium corymbosum</i> Blueberry	8	2-4'
<i>Viburnum dentatum</i> Arrow wood	10	2-4'

Wetland C – Additional Wetland Buffer Plantings 2,000

<i>Pinus strobus</i> White Pine	6	3-4'
<i>Clethera Alnifolia</i> Sweet Pepperbush	6	2-4'
<i>Vaccinium corymbosum</i> Blueberry	6	2-4'
<i>Viburnum dentatum</i> Arrow wood	6	2-4'

The limited functions of the two wetlands have minor impact to a small portion of their overall 40-foot buffers. These impacts will be mitigated by buffer restoration plantings.

This completes our report to support the Condition Use Permit Application for impacts within the 40-foot setback to wetlands.

Please call our office if you have any questions.

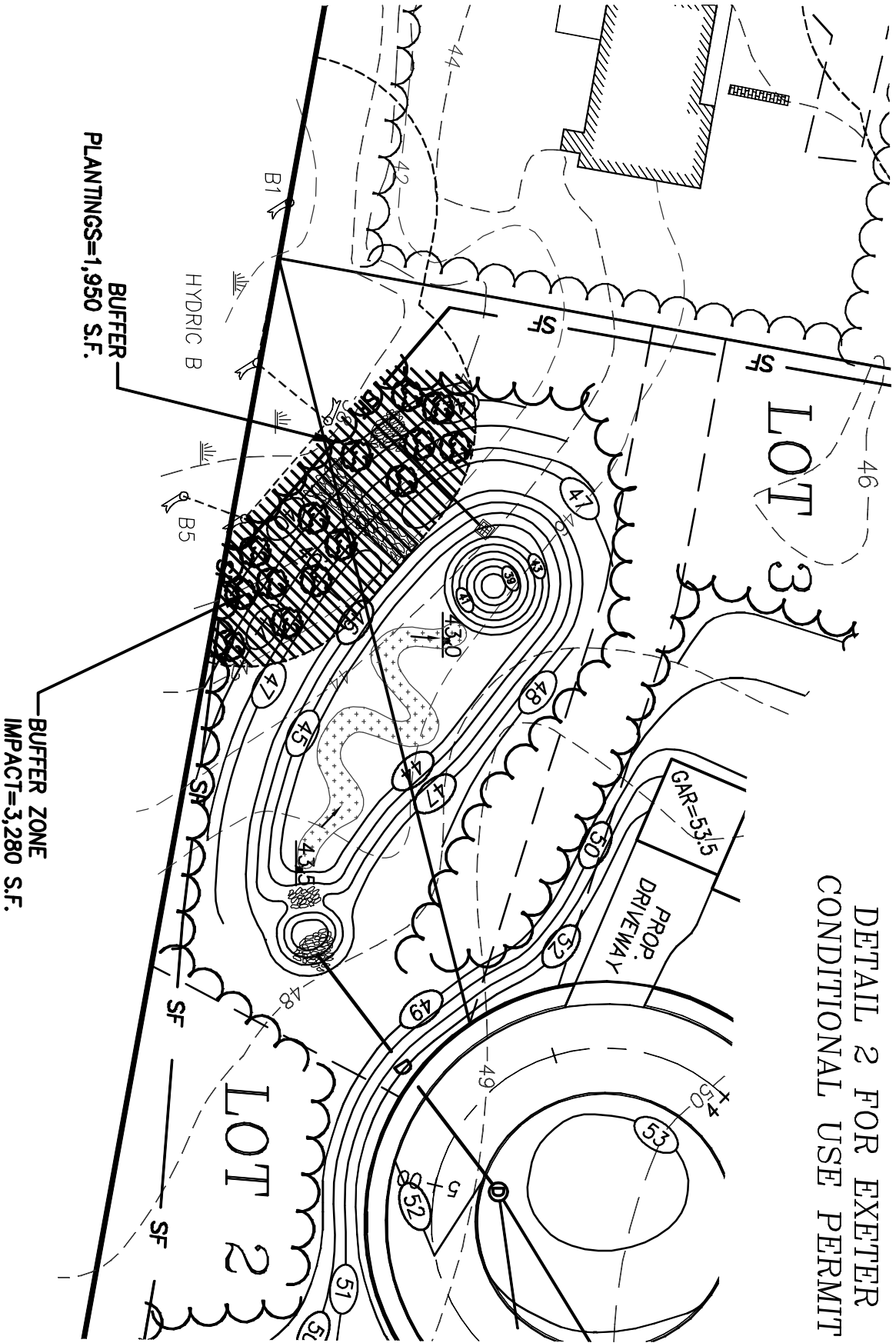
Sincerely,



Mark C. West  
NH Certified Wetland Scientist # 10

Cc: Sandy Winter

DETAIL 2 FOR EXETER  
CONDITIONAL USE PERMIT

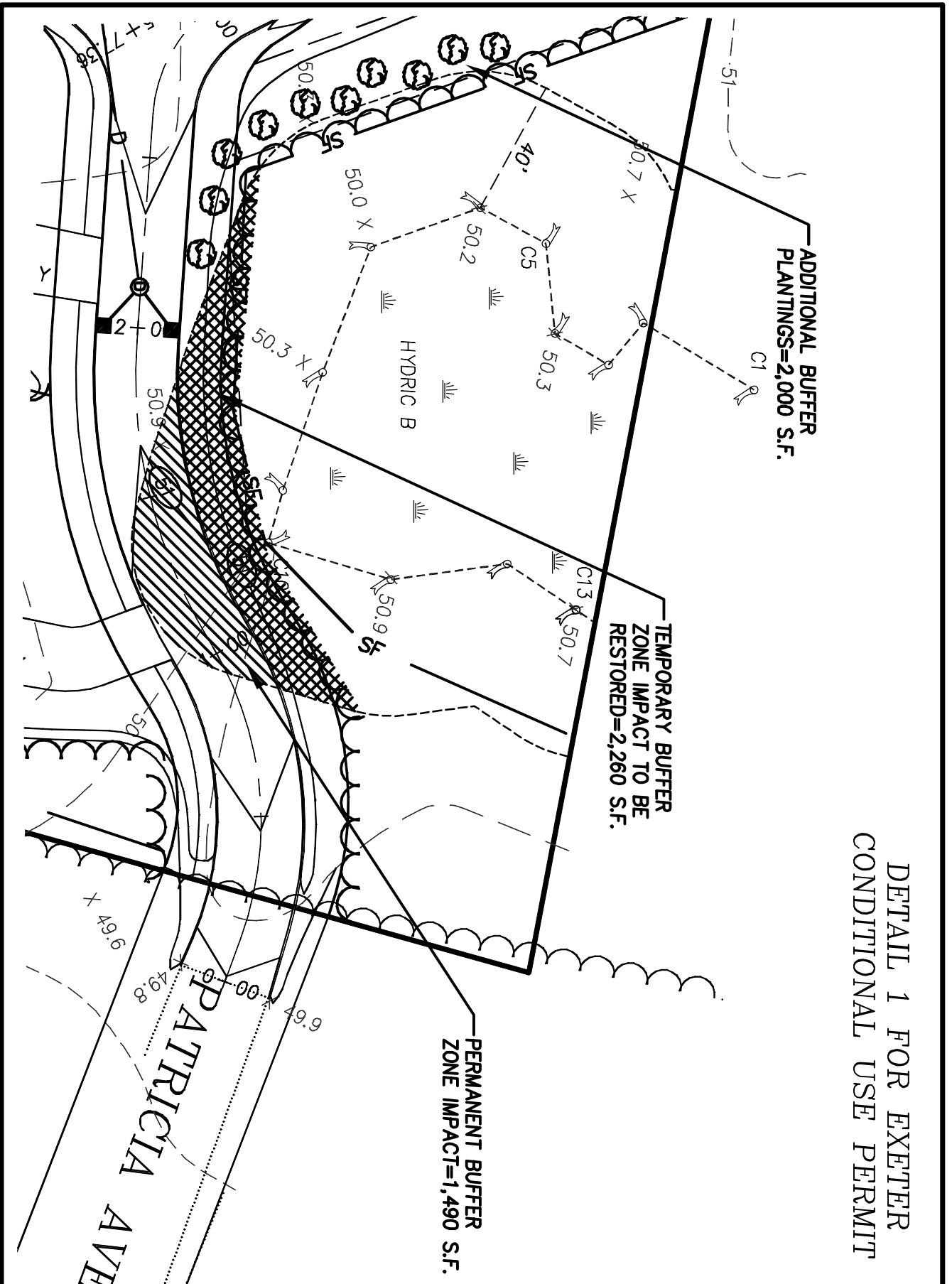


DETAIL 1 FOR EXETER  
CONDITIONAL USE PERMIT

ADDITIONAL BUFFER  
PLANTINGS=2,000 S.F.

TEMPORARY BUFFER  
ZONE IMPACT TO BE  
RESTORED=2,260 S.F.

PERMANENT BUFFER  
ZONE IMPACT=1,490 S.F.



# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

## LETTER OF TRANSMITTAL

<b>Date:</b> 6/27/2024	<b>JBE Project No:</b> 24029
<b>Company:</b> Exeter Conservation Commission	<b>RE:</b> 76 Portsmouth Ave. Exeter, NH
<b>Attn:</b> David Short	Tax Map 65, Lot 118
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>
1	6/28/24	1	Cover Letter
1	Rev. 6/6/24	2	Full Size Plan Set
1	Rev. 6/6/24	3	11x17 Plan Set

**THESE ARE TRANSMITTED as checked below:**

For approval  For your use  As requested  For review/comment

---

### COMMENTS:

Please contact our office if you have any questions or need additional information. Thank you for your time.

---

Signed:  
JONES & BEACH ENGINEERS, INC.

*Paige Libbey* SM

---

Paige Libbey, P.E.  
Associate Principal



# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

June 27, 2024

Exeter Conservation Commission  
Attn. David Short, Chair  
10 Front Street  
Exeter, NH 03833

**RE: Conservation Commission Application  
76 Portsmouth Avenue, Exeter, NH  
Tax Map 65, Lot 118  
JBE Project No. 24029**

Dear Mr. Short,

On behalf of our client, Green & Company, we respectfully request to be on the July 9, 2024 Conservation Commission agenda to discuss a proposed project on the above-mentioned property. We have submitted a Design Review Application to the Planning Board and anticipate being heard at the July 11<sup>th</sup> public hearing. We would like to discuss the project with the Conservation Commission as well on a preliminary basis in order to get feedback on proposed wetland buffer impacts. The intent of this application is to propose a Mixed-Use Neighborhood Development (MUND) within the C2 zoning district consisting of three 4-story buildings with a total of (121) 2-bedroom apartments, a 4,680 S.F. commercial space within the building closest to Portsmouth Avenue and one separate triplex on Haven Lane. As required per the MUND Zoning, 10% of the apartment units will be inclusionary housing. Parking for the buildings will be in the basement of each building as well as outside.

The front portion of this property currently consists of the existing Fisher Auto Parts store and associated parking while the rear of the property is wooded. Haven Lane is proposed to be extended within the existing right of way to access the proposed triplex and a fire truck turnaround is proposed. The proposed development will be accessed from Portsmouth Avenue and will have a second access onto Haven Lane.

There are wetlands on the west and east sides of the property, and two ditches that run across the property which have been determined to be man-made wetlands that were constructed for drainage purposes. A large culvert from Portsmouth Avenue outlets into one of the man-made ditches just behind the Fisher Auto Parts parking lot, from which runoff eventually flows to the wetland on the west side of the property. A crossing is proposed for this wetland which will result in wetland impacts as well as some additional impacts to the man-made wetland to the north, which will be relocated so that it continues to allow drainage. Wetland buffer impacts are also proposed as part of the project.

The following are included with this application:

1. Cover Letter.
2. Signed Letters of Authorization.
3. One (1) Full Size Plan Set.
4. One (1) Half Size Plan Set.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**



Paige Libbey, P.E.  
Associate Principal

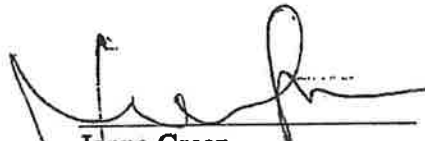
cc: Jenna Green, Green & Company (via email)  
Michael Green, Green & Company (via email)  
John O'Neill (via email)  
Jim Gove, Gove Environmental Services (via email)

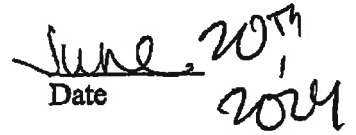
**Letter of Authorization**

I, Jenna Green, Green & Company, 11 Lafayette Road, PO Box 1297, North Hampton, NH 03862, developer of property located in Exeter, NH, known as Tax Map 65, Lot 118, 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 76 Portsmouth Avenue 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

  
Jenna Green  
Green & Company

  
Date

**Letter Of Authorization**

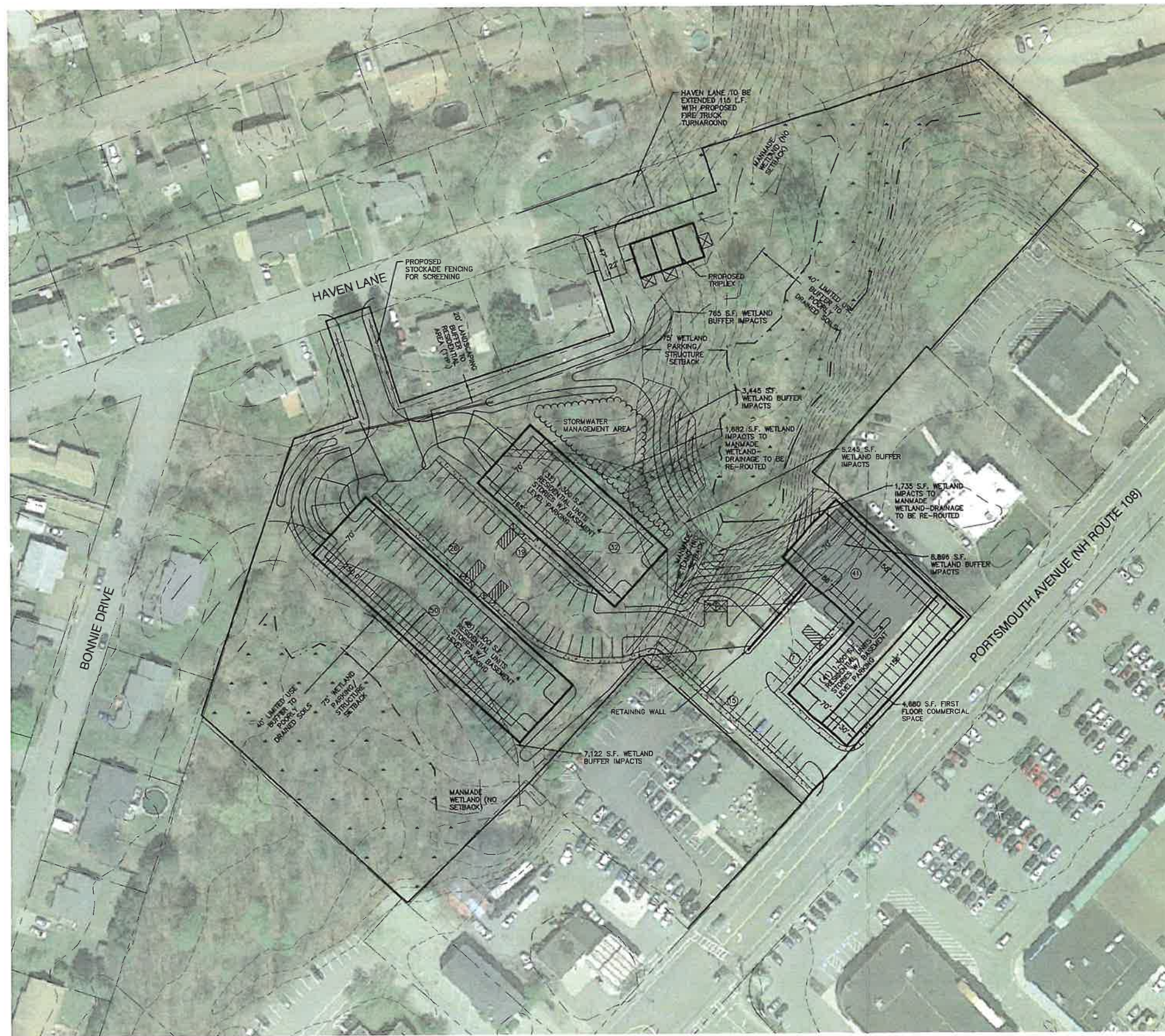
I, Robert J. Weisner, RAP Realty Manchester, LLC, 50 Atlantic Avenue, Seabrook, NH 03874, owner of property located in Exeter, NH, known as Tax Map 65, Lot 118, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on 76 Portsmouth Avenue 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.

*Julie Weisner*  
Witness

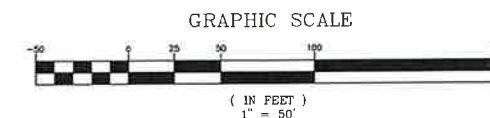
*Robert J. Weisner*  
Owner: Robert J. Weisner  
RAP Realty Manchester, LLC

6-20-2024  
Date



**NOTES:**

- THE INTENT OF THIS PLAN IS TO SHOW A MIXED USE NEIGHBORHOOD DEVELOPMENT (MUND) CONSISTING OF THREE BUILDINGS WITH (121) APARTMENTS AND 4,660 S.F. OF COMMERCIAL SPACE, AND (1) SEPARATE TRIPLEX ON HAVEN LANE.
- ZONING DISTRICT: C2  
 LOT AREA MINIMUM = 5,000 SF  
 LOT WIDTH MINIMUM = 50'  
 LOT DEPTH MINIMUM = 100'  
 MINIMUM LOT AREA/ DWELLING UNIT = 3,500 S.F.  
 BUILDING SETBACKS (MINIMUM):  
 FRONT SETBACK = 10'  
 SIDE SETBACK = SIDE YARD OF ABUTTING PROPERTY OR 10', WHICHEVER IS LESS  
 REAR SETBACK = 20'  
 MAX. BUILDING HEIGHT = 35'  
 MAX. BUILDING COVERAGE = 75%  
 MIN. OPEN SPACE = 5%  
 TOWN WETLAND BUFFER = 40' LIMITED USE BUFFER TO P.D. SOILS,  
 75' PARKING AND STRUCTURE SETBACK  
 ZONING DISTRICT: MUND  
 MINIMUM LOT AREA/ DWELLING UNIT = NONE  
 FRONT SETBACK = 0' MINIMUM, 25' MAXIMUM  
 MAX. BUILDING HEIGHT = 50' / 4 STORIES ABOVE GRADE
- PARKING CALCULATIONS  
 MIXED USE NEIGHBORHOOD DISTRICT (MUND) PARKING REQUIREMENTS = 1 SPACE/RESIDENTIAL UNIT + COMMERCIAL PARKING AT 50% OF TOWN OF EXETER SITE PLAN REGULATIONS  
 REQUIRED PARKING = 1 SPACE/300 S.F. COMMERCIAL SPACE X 50% = 7.8 SPACES REQUIRED  
 1 SPACE/ RESIDENTIAL UNIT = 121 SPACES REQUIRED  
 TOTAL REQUIRED PARKING = 128.8 SPACES  
 PARKING PROVIDED = 190 SPACES (1.5 SPACES/UNIT + 8.5 SPACES FOR COMMERCIAL)
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY JIM GOVE, GOVE ENVIRONMENTAL SERVICES, DURING SPRING, 2024 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:  
 a. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS,  
 b. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL,  
 c. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.  
 d. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR CONCEPTUAL PURPOSES ONLY BASED ON DATA OBTAINED FROM AERIAL PHOTOGRAPHY, LIDAR TOPOGRAPHY, GIS AND TAX MAP DATA, RECORDED PLAN REFERENCES AND LIMITED ON-SITE FIELD SURVEY. COMPLETE FIELD SURVEY HAS NOT BEEN PERFORMED BY THIS OFFICE AT THIS TIME AND DATA ON THIS PLAN IS TO BE CONSIDERED APPROXIMATE ONLY.
- WETLAND IMPACTS = 3,417 S.F.  
 WETLAND BUFFER IMPACTS = 24,708 S.F.



<b>PROJECT PARCEL</b> TOWN OF EXETER TAX MAP 65, LOT 118
<b>APPLICANT</b> GREEN & COMPANY 11 LAFAYETTE RD PO BOX 1297 NORTH HAMPTON, NH 03862
<b>TOTAL LOT AREA</b> 291,852± SQ. FT. 6.7 ACRES

Design: MLS	Draft: GDR	Date: 3/15/24
Checked: WGM	Scale: 1"=50'	Project No.: 24029
Drawing Name: 24029-EX-CONDITIONS.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
1	6/6/24	REVISED PER CLIENT	PSL
0	4/11/24	ISSUED FOR REVIEW	PSL

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. PO Box 219 Stratham, NH 03865

*Civil Engineering Services*

603-772-4746

E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>CONCEPTUAL SITE PLAN</b>
Project:	NAME OF PROJECT 76 PORTSMOUTH AVE, EXETER, NH
Owner of Record:	RAP REALTY MANCHESTER LLC 50 ATLANTIC AVE, SEABROOK, NH

DRAWING No.	<b>C1</b>
SHEET 1 OF 1 JBE PROJECT NO. 24029	

1 Exeter Conservation Commission

2 May 14, 2024

3 Novak Room

4 10 Front Street

5 7:00 PM

6 Draft Minutes

7  
8 **Call to Order**

9  
10 1. Introduction of Members Present (by Roll Call)

11  
12 Present at tonight's meeting were by roll call, Chair Dave Short, Vice-Chair Connor Madison, Trevor  
13 Mattera, Andrew Koff, Kyle Welch, Nick Campion, Keith Whitehouse, Alternate Michelle Crepeau,  
14 Alternate Bill Campbell, and Select Board Representative Dave Chartrand.

15  
16 Staff Present: Kristen Murphy, Conservation and Sustainability Planner

17  
18 Mr. Short called the meeting to order at 7:00 PM and introduced the members.

19  
20 2. Public Comment

21  
22 There was no public comment outside of agenda items.

23  
24 **Action Items**

25  
26 1. Wetland and Shoreland Conditional Use Permit application for a proposed Vehicle Storage Area and  
27 Accessory Storage at Tax Map 52, Lot 112.2 for Foss Motors.

28  
29 Mr. Short read out loud the Public Hearing Notice.

30  
31 Christian Smith of Beals Associates presented the application on behalf of Foss Motors. He indicated  
32 Brenden Walden was here on behalf of Gove Environmental. Mr. Smith described the location of the  
33 proposed building and adjacent parking lot. He referenced the survey and wetland delineation. Mr.  
34 Smith described small wetland pockets, shoreline protection setbacks and wetland buffers on the 6.24-  
35 acre parcel. He noted there were two iterations with the Technical Review Committee (TRC).  
36 Conventional asphalt is proposed with impervious pavement shown on the plan in the hatched area. He  
37 indicated the connecting driveway and trees greater than 16" caliper shown on the plan. Mr. Smith  
38 referenced the site walk this afternoon.

39  
40 Mr. Smith described the 22,500 square foot (area) building proposed to store dry parts. The need for the  
41 building is driven by the inability to get parts timely when they need them. He noted roof runoff would  
42 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 23<sup>rd</sup> 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 23<sup>rd</sup> their next meeting is on the  
137 13<sup>th</sup> 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 11<sup>th</sup>. 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

173

174 Mr. Chartrand provided an update on the title and boundary issues by reading a letter dated April 29<sup>th</sup>  
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 29<sup>th</sup> 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.

184  
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.

187  
188 4. Approve expenditure – Spring Tree program (\$253.80)

189  
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.

193  
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.

196

197 5. Committee Reports

198

199 a. Property Management

200

201 i. Raynes Farm

202

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.

207

208 b. Trails

209

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.

212

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

214

215 c. Outreach Events

216

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

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259

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 15<sup>th</sup> with a rain date of the 17<sup>th</sup>.

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

261

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