



# 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, January 14<sup>th</sup>, 2025 at 7:00 P.M.**

### **Call to Order:**

1. Introduction of Members Present
2. Public Comment

### **Action Items:**

1. Site Plan Review and Wetland Conditional Use Permit for a Mixed-Use Neighborhood Development project at 76 Portsmouth Ave (and Haven Ln.) at Tax Map 65, Lot 118. (*Paige Libbey, Jones and Beach*)
2. Land Use Change Tax Research
3. Committee Reports
  - a. Property Management
  - b. Outreach Events
    - i. Winter Solstice Report - Port-a-potty rental
    - ii. Hike Exeter Announcement
  - c. Other Committee Reports (River Study, Sustainability, Energy, Tree, CC Roundtable)
4. Approval of Minutes: 12/11/24 Meeting
5. Correspondence

### **Other Business**

6. Next Meeting: 2/11/25, Submission Deadline 1/31/25

*Dave Short*

*Exeter Conservation Commission*

*Posted January 10<sup>th</sup>, 2025 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/89563685313>

To access the meeting via telephone, call: +1 646 558 8656 and enter the Webinar ID: 895 6368 5313

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: January 7<sup>th</sup>, 2025  
To: Conservation Commission Board Members  
From: Kristen Murphy, Conservation & Sustainability Planner  
Subject: January 14<sup>th</sup> Meeting

**1. 76 Portsmouth Ave**

In [July 2024](#), the applicant was before you to review a conceptual design for the project. They revised the design to address abutter, board feedback as well as staff feedback received at the December 4<sup>th</sup> Technical Review Committee meeting. My TRC comments are in your packet. A joint site walk for the Planning Board and Conservation Commission was scheduled for January 8<sup>th</sup>. They are before you tonight for review and consideration of a wetland conditional use permit application. I have drafted motions in the event you feel you have enough information to take action.

***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. LUCT Research**

Periodically the board has discussed requesting a portion of the Land Use Change Tax received when a property in current use is developed, be applied to the Conservation Fund. Michele attended the NHACC Annual meeting and was inspired by the map of communities who do receive LUCT to do some research. Your packet includes the map referenced, as well as a report since 2018 of the LUCT Exeter has collected as well as the conservation dollars sought through town meeting. This topic is simply an update and time for discussion.

# JONES & BEACH ENGINEERS INC.

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

January 7, 2025

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

**RE: Conservation Commission Resubmission  
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 submit revised plans in advance of the January 14<sup>th</sup>, 2025 Conservation Commission Meeting for the above-mentioned property, for which a Site Plan and Conditional Use Permit Application is currently pending before the Planning Board.

On December 4<sup>th</sup>, 2024, we met with the TRC and received feedback from Town Department heads. Two of the major points of discussion were fire department accessibility to the townhouse units as well as pedestrian and water main connectivity between the rear portion of the site which is proposed to be accessed via Haven Lane and the front portion, proposed to be accessed via Portsmouth Avenue, for compliance with the Mixed-Use Neighborhood Development (MUND) Zoning.

The plan has since been revised to incorporate these changes. This resulted in a second access to the end of Haven Lane so that the Fire Department is able to make a complete loop around the development, as well as to be able to turn around at the end of Haven Lane, which is currently a dead-end with no turnaround capability. This, in addition to the proposed pedestrian/waterline crossing, results in (2) proposed wetland crossings across the two man-made ditches on the property. These wetlands were also proposed to be impacted in the July conceptual version of the plan which we presented to you. These wetlands have limited functions and values as outlined in the 11/2/24 memo from Gove Environmental Services. Their functionality as it relates to stormwater drainage across the site will be maintained and enhanced with the addition of proposed stormwater management for the development. This is an improvement from the July plan, where one of the 2 ditches was proposed to be filled and relocated.

Additionally, although the 2 crossings have been added, the total proposed buffer impacts have been reduced as a result of this plan revision from the 8/19/24 revision.

For the reasons outlined above, the project is still in keeping with the Conditional Use Permit criteria as outlined in our November 5<sup>th</sup>, 2024 letter to the Planning Board. We look forward to the site walk later this week on January 9<sup>th</sup> and discussing this project with you on January 14<sup>th</sup>.

The following are included with this application:

1. Cover Letter.
2. Revised Application Form.
3. One (1) Revised Full Size Plan.
4. One (1) Revised Half Size Plan.

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)

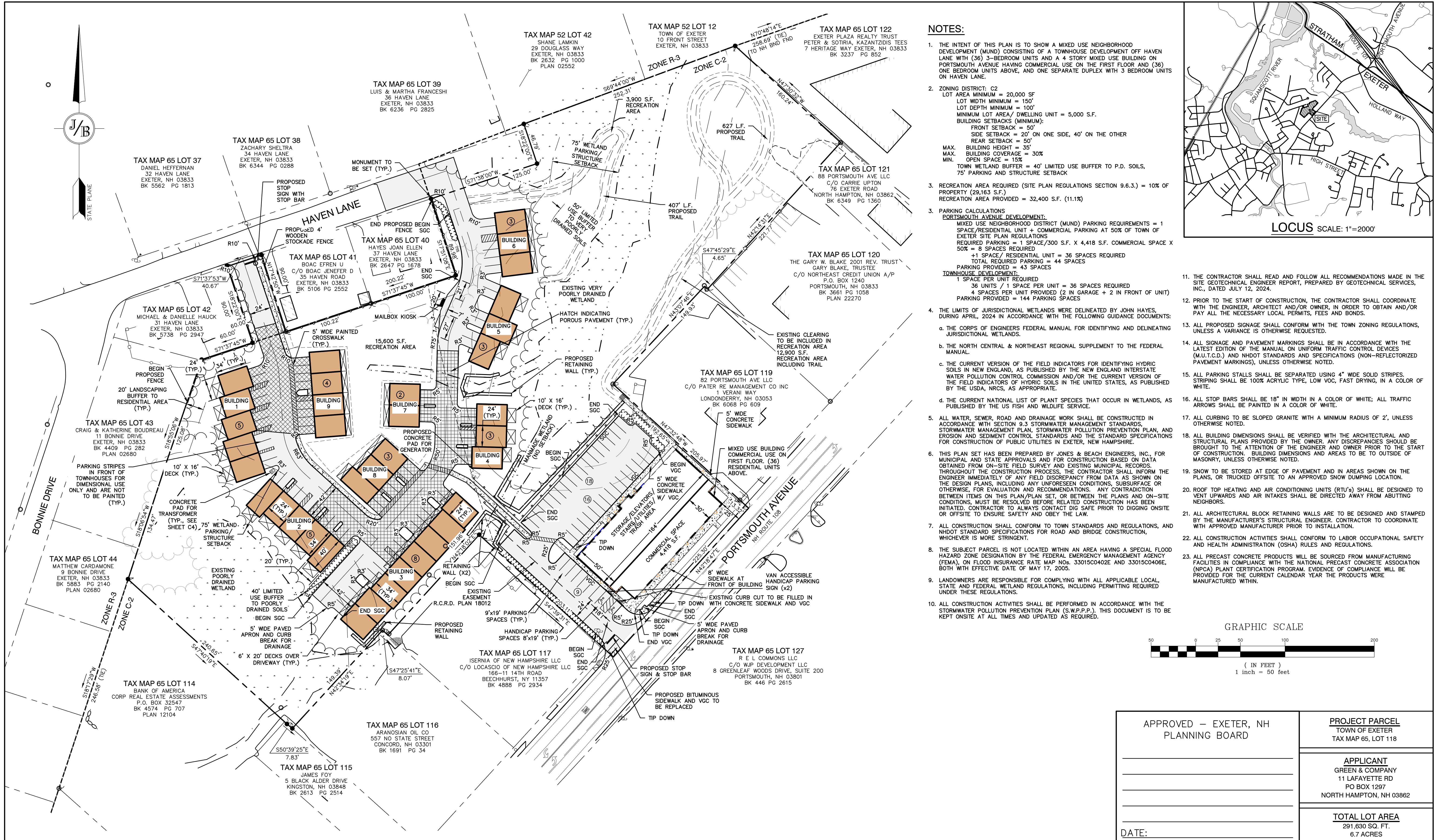
**Town of Exeter**  
**Planning Board Application**  
**Conditional Use Permit: Wetland Conservation Overlay District**

Detailed Proposal including intent, project description, and use of property: (Use additional sheet as needed)

See attached cover letter.

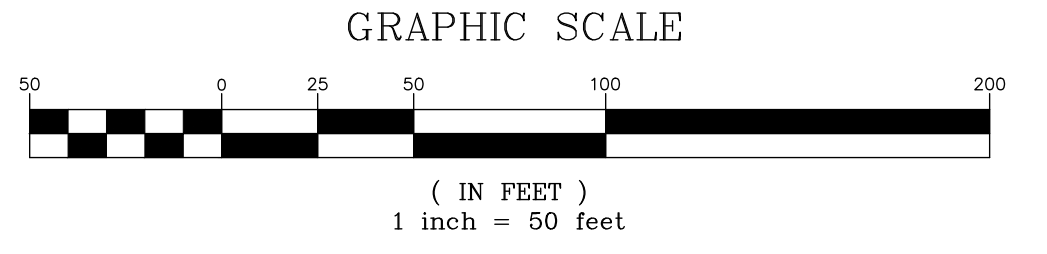
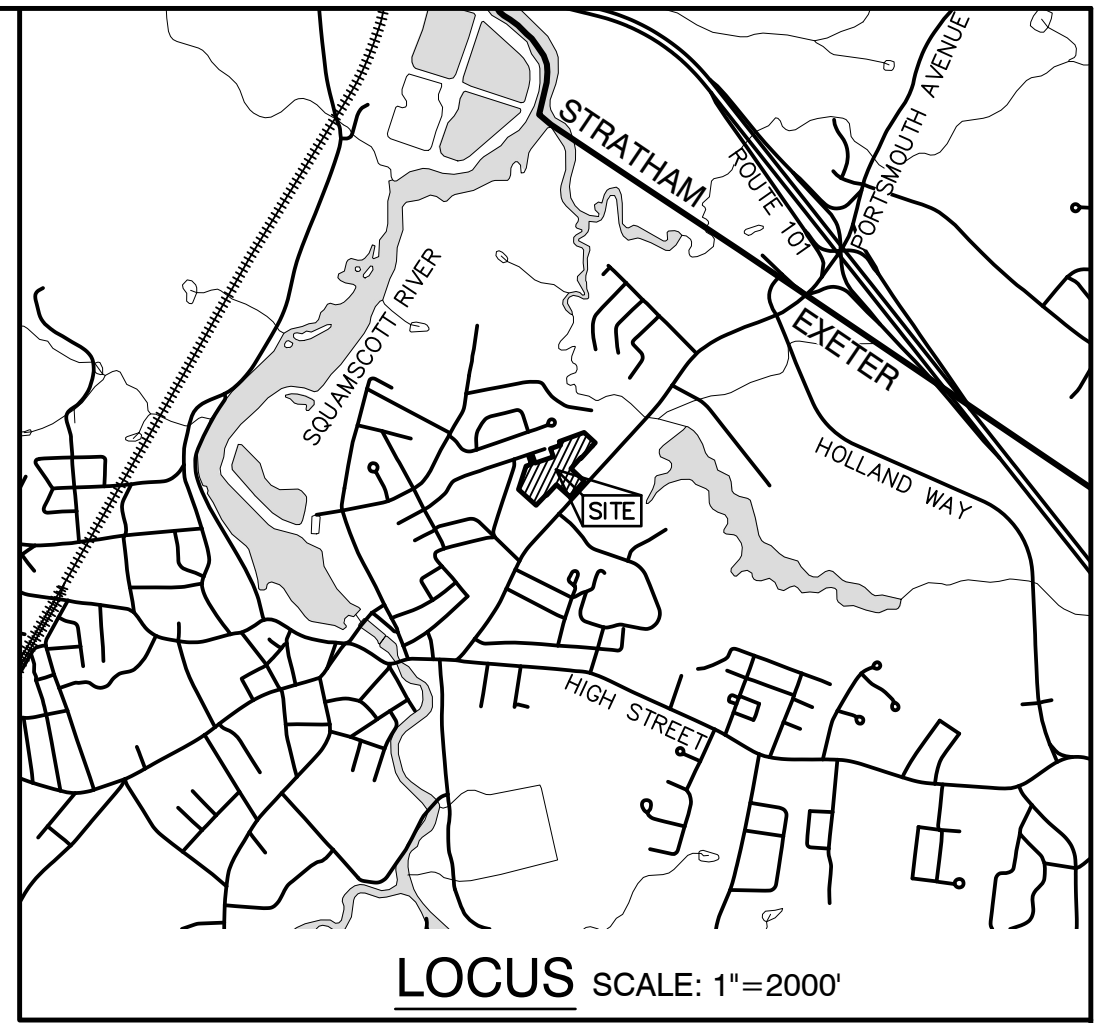
**Wetland Conservation Overlay District Impact (in square footage):**

Temporary Impact	Wetland: (SQ FT.)	Buffer: (SQ FT.)
	<input type="checkbox"/> Prime Wetlands _____	<input type="checkbox"/> Prime Wetlands _____
	<input type="checkbox"/> Exemplary Wetlands _____	<input type="checkbox"/> Exemplary Wetlands _____
	<input type="checkbox"/> Vernal Pools (>200SF) _____	<input type="checkbox"/> Vernal Pools (>200SF) _____
	<input type="checkbox"/> VPD _____	<input checked="" type="checkbox"/> VPD <u>8,200</u>
	<input type="checkbox"/> PD _____	<input checked="" type="checkbox"/> PD <u>6,800</u>
	<input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Inland Stream _____
Permanent Impact	Wetland: (SQ FT.)	Buffer: (SQ FT.)
	<input type="checkbox"/> Prime Wetlands _____	<input type="checkbox"/> Prime Wetlands _____
	<input type="checkbox"/> Exemplary Wetlands _____	<input type="checkbox"/> Exemplary Wetlands _____
	<input type="checkbox"/> Vernal Pools (>200SF) _____	<input type="checkbox"/> Vernal Pools (>200SF) _____
	<input type="checkbox"/> VPD _____	<input checked="" type="checkbox"/> VPD <u>14,900</u>
	<input checked="" type="checkbox"/> PD <u>1,600</u>	<input checked="" type="checkbox"/> PD <u>11,000</u>
	<input type="checkbox"/> Inland Stream _____	<input type="checkbox"/> Inland Stream _____



**NOTES:**

- THE INTENT OF THIS PLAN IS TO SHOW A MIXED USE NEIGHBORHOOD DEVELOPMENT (MUND) CONSISTING OF A TOWNHOUSE DEVELOPMENT OFF HAVEN LANE WITH (36) 3-BEDROOM UNITS AND A 4 STORY MIXED USE BUILDING ON PORTSMOUTH AVENUE HAVING COMMERCIAL USE ON THE FIRST FLOOR AND (36) ONE BEDROOM UNITS ABOVE, AND ONE SEPARATE DUPLEX WITH 3 BEDROOM UNITS ON HAVEN LANE.
- ZONING DISTRICT: C2  
 LOT AREA MINIMUM = 20,000 SF  
 LOT WIDTH MINIMUM = 150'  
 LOT DEPTH MINIMUM = 100'  
 MINIMUM LOT AREA / DWELLING UNIT = 5,000 S.F.  
 BUILDING SETBACKS (MINIMUM):  
 FRONT SETBACK = 50'  
 SIDE SETBACK = 20' ON ONE SIDE, 40' ON THE OTHER  
 REAR SETBACK = 50'  
 MAX. BUILDING HEIGHT = 35'  
 MAX. BUILDING COVERAGE = 30%  
 MIN. OPEN SPACE = 15%  
 TOWN WETLAND BUFFER = 40' LIMITED USE BUFFER TO P.D. SOILS, 75' PARKING AND STRUCTURE SETBACK
- RECREATION AREA REQUIRED (SITE PLAN REGULATIONS SECTION 9.6.3.) = 10% OF PROPERTY (29,163 S.F.)  
 RECREATION AREA PROVIDED = 32,400 S.F. (11.1%)
- PARKING CALCULATIONS  
**PORTSMOUTH AVENUE DEVELOPMENT:**  
 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. X 4,418 S.F. COMMERCIAL SPACE X 50% = 8 SPACES REQUIRED  
 +1 SPACE / RESIDENTIAL UNIT = 36 SPACES REQUIRED  
 TOTAL REQUIRED PARKING = 44 SPACES  
 PARKING PROVIDED = 43 SPACES  
**TOWNHOUSE DEVELOPMENT:**  
 1 SPACE PER UNIT REQUIRED  
 36 UNITS / 1 SPACE PER UNIT = 36 SPACES REQUIRED  
 4 SPACES PER UNIT PROVIDED (2 IN GARAGE + 2 IN FRONT OF UNIT)  
 PARKING PROVIDED = 144 PARKING SPACES
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY JOHN HAYES, DURING APRIL, 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.
- ALL WATER, SEWER, ROAD AND DRAINAGE WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 9.3 STORMWATER MANAGEMENT STANDARDS, STORMWATER MANAGEMENT PLAN, STORMWATER POLLUTION PREVENTION PLAN, AND EROSION AND SEDIMENT CONTROL STANDARDS AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITIES IN EXETER, NEW HAMPSHIRE.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP No. 33015C0402E AND 33015C0406E, BOTH WITH EFFECTIVE DATE OF MAY 17, 2005.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.), THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.
- THE CONTRACTOR SHALL READ AND FOLLOW ALL RECOMMENDATIONS MADE IN THE SITE GEOTECHNICAL ENGINEER REPORT, PREPARED BY GEOTECHNICAL SERVICES, INC., DATED JULY 12, 2024.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL BE 100% ACRYLIC TYPE, LOW VOC, FAST DRYING, IN A COLOR OF WHITE.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.
- ALL CURBING TO BE SLOPED GRANITE WITH A MINIMUM RADIUS OF 2', UNLESS OTHERWISE NOTED.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
- ROOF TOP HEATING AND AIR CONDITIONING UNITS (RTU'S) SHALL BE DESIGNED TO VENT UPWARDS AND AIR INTAKES SHALL BE DIRECTED AWAY FROM ABUTTING NEIGHBORS.
- ALL ARCHITECTURAL BLOCK RETAINING WALLS ARE TO BE DESIGNED AND STAMPED BY THE MANUFACTURER'S STRUCTURAL ENGINEER. CONTRACTOR TO COORDINATE WITH APPROVED MANUFACTURER PRIOR TO INSTALLATION.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- ALL PRECAST CONCRETE PRODUCTS WILL BE SOURCED FROM MANUFACTURING FACILITIES IN COMPLIANCE WITH THE NATIONAL PRECAST CONCRETE ASSOCIATION (NPCA) PLANT CERTIFICATION PROGRAM. EVIDENCE OF COMPLIANCE WILL BE PROVIDED FOR THE CURRENT CALENDAR YEAR THE PRODUCTS WERE MANUFACTURED WITHIN.



APPROVED - EXETER, NH PLANNING BOARD	PROJECT PARCEL TOWN OF EXETER TAX MAP 65, LOT 118
APPLICANT GREEN & COMPANY 11 LAFAYETTE RD PO BOX 1297 NORTH HAMPTON, NH 03862	TOTAL LOT AREA 291,630 SQ. FT. 6.7 ACRES
DATE:	

Design: MLS	Draft: GDR	Date: 3/15/24
Checked: WGM	Scale: AS SHOWN	Project No.: 24029
Drawing Name: 24029-PLAN.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
6	1/6/25	GRADING PLAN FOR COM COMM	DJM
5	11/22/24	MINOR REVISIONS	DJM
4	11/5/24	ISSUED PLAN SET FOR REVIEW	KDR
3	8/19/24	PLAN SET	KDR
2	7/29/24	CONCEPT 3	KDR

Designed and Produced in NH

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

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

Plan Name:	<b>SITE PLAN</b>
Project:	<b>"LILAC PLACE"</b> 76 PORTSMOUTH AVE, EXETER, NH
Owner of Record:	RAP REALTY MANCHESTER LLC 50 ATLANTIC AVE, SEABROOK, NH

DRAWING No.	<b>C2</b>
SHEET 4 OF 23	JBE PROJECT NO. 24029



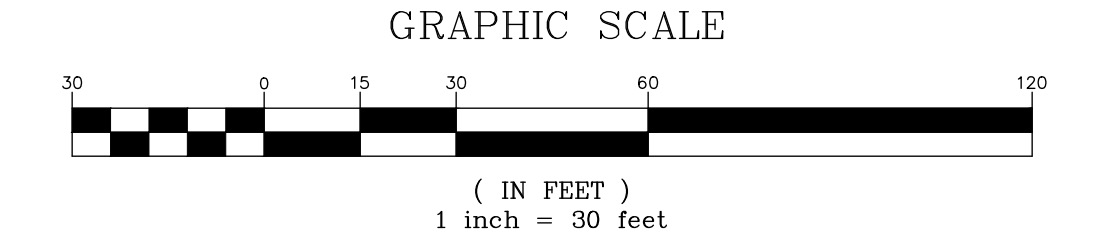
- ### GRADING AND DRAINAGE NOTES:
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
  - VERTICAL DATUM: NAVD88.
  - ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
  - SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
  - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT'S LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
  - ALL EXTERIOR ROOF DOWNSPOUTS ARE TO BE INSTALLED WITH OVERFLOW DEVICES.
  - ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
  - PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
  - ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN SC1505N EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
  - ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MIN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 3' DEEP SUMPS WITH GREASE HOODS, UNLESS OTHERWISE NOTED.
  - ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED. SEE DRAINAGE DETAILS ON DETAIL SHEETS.
  - ALL DRAINAGE STRUCTURES AND STORMWATER PIPES SHALL MEET HEAVY DUTY TRAFFIC H2O LOADING AND SHALL BE INSTALLED ACCORDINGLY.
  - IMMEDIATELY APPLY AND COMPACT STONE BASE FOR BUILDING PAD TO +/- 1/2" PRIOR TO EXCAVATING INTERIOR AND PERIMETER FOOTINGS.
  - IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL ORANGE CONSTRUCTION FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
  - ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
  - STONE INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS. SEE DETAIL WITHIN THE DETAIL SHEETS.
  - LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
  - ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING AND ANYTIME CONSTRUCTION STOPS FOR LONGER THAN 3 DAYS.
  - MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.25" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
  - THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
  - CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
  - IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
  - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
  - SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 25% FULL.
  - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
  - ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
  - SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.
  - TOTAL DISTURBANCE = 166,000 S.F.

FOCAL POINT SCHEDULE						
FOCAL POINT	BOTTOM SIZE	SIDE SLOPES	BERM EL.	TOP OF FILTER COURSE	BOTTOM OF FILTER COURSE	R-TANK UNDERDRAIN ELEV.
1	4' X 15'	3:1	38.5	37.75	36.25	34.75

- ### LEGEND:
- LIMITED USE BUFFER IMPACT = 22,600 S.F.
  - PARKING/STRUCTURE BUFFER IMPACT = 18,300 S.F.
  - DIRECT WETLAND IMPACT = 1,600 S.F.

PARKING / STRUCTURE WETLAND BUFFER IMPACTS TABLE		
WETLAND TYPE	SURFACE COVER	AREA (S.F.)
VPD	IMPERVIOUS	9,200
VPD	PERVIOUS	2,700
PD	IMPERVIOUS	8,200
PD	PERVIOUS	2,500
TOTAL	IMPERVIOUS	17,400
TOTAL	PERVIOUS	5,200
VPD	TOTAL	11,900
PD	TOTAL	10,700
	TOTAL	22,600

LIMITED USE WETLAND BUFFER IMPACTS TABLE		
WETLAND TYPE	SURFACE COVER	AREA (S.F.)
VPD	IMPERVIOUS	5,700
VPD	PERVIOUS	5,500
PD	IMPERVIOUS	2,800
PD	PERVIOUS	4,300
TOTAL	IMPERVIOUS	8,500
TOTAL	PERVIOUS	9,800
VPD	TOTAL	11,200
PD	TOTAL	7,100
	TOTAL	18,300



**PROJECT PARCEL**  
TOWN OF EXETER  
TAX MAP 65, LOT 118

**APPLICANT**  
GREEN & COMPANY  
11 LAFAYETTE RD  
PO BOX 1297  
NORTH HAMPTON, NH 03862

**TOTAL LOT AREA**  
291,630 SQ. FT.  
6.7 ACRES

Design: MLS	Draft: GDR	Date: 3/15/24
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3	8/19/24	PLAN SET	KDR
2	7/29/24	CONCEPT 3	KDR
		REVISION	BY

Designed and Produced in NH

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

85 Portsmouth Ave. Stratham, NH 03885  
 Civil Engineering Services  
 603-772-4746  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **GRADING AND DRAINAGE PLAN**

Project: **"LILAC PLACE"**  
76 PORTSMOUTH AVE, EXETER, NH

Owner of Record: **RAP REALTY MANCHESTER LLC**  
50 ATLANTIC AVE, SEABROOK, NH

DRAWING No. **C3**

SHEET 5 OF 23  
JBE PROJECT NO. 24029



GOVE ENVIRONMENTAL SERVICES, INC

November 2, 2024

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

Subject: Wetland Documentation Report and Supporting Information  
Mixed-Use Neighborhood Development  
Tax Map 65 Lot 118  
76 Portsmouth Avenue  
Exeter, NH

Members of the Board:

This report is being submitted in connection with a proposal for an MUND within the C2 zoning district. The following sections provide an overview of the wetland resources associated with the property and evaluation of the proposed impacts within the context Section 9.1.6.B of the Exeter Zoning Ordinance (Conditional Use Criteria).

### WETLAND DELINEATION

Resource areas on the property were delineated by others utilizing the following standards for delineation by the NH Department of Environmental Services, Wetlands Bureau:

1. *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.
2. *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).
3. *New England Hydric Soils Technical Committee. 2019 Version 4, Field Indicators for Identifying Hydric Soils in New England*. New England Interstate Water Pollution Control Commission, Lowell, MA.
4. *National Wetland Plant List*, Version 3.2 (2016).

Wetland boundaries were surveyed by Jones and Beach Engineers and are depicted on the plans submitted separately for the CUP application. The identified wetland areas are depicted on the attached figure and have been given unique designations for the purpose of discussion. Photos of the wetlands have also been included.

#### A Wetland

The A wetland is isolated and surrounded by development on two sides. The wetland is more scrub-shrub than forested and appears to have been impacted by cutting and grading in the past. The shrubs are mostly invasive Buckthorn and Raspberry. The herbaceous layer is sedges and golden rods. The few trees are grey birch. Few animal signs were observed, including rabbits and birds. The soils are poorly drained silts and clays.



### B Wetland

The “B” wetland is the largest wetland on the site and has also been altered. A ditch was dug through the wetland, and has altered some of the adjacent hydrology. As with A wetland, it has a mix of scrub-shrub and forested, with invasive species present in the shrub layer. Buckthorn was prevalent. The herbaceous layer was dead due to frost, but some sensitive fern was present. The trees were dominantly red maple and grey birch. The ditching has led to erosion of the channel and removal of some of the flooding adjacent to the stream. Soils are a mix of very poorly drained and poorly drained silts and clays. Development that lies to the east of Wetland B has reduced the wildlife usage.

### C Wetland

Wetland Area C is not actually a vegetated wetland. It is a created ditch which acts as a watercourse. The vegetation present is limited to nightshade, maple-leaved viburnum, and honeysuckle. The ditching has led to erosion at the base of the hill, where Wetland C enters Wetland B.

### D Wetland

The “D” wetland is also not a vegetated wetland. It is a man-made drainage channel that qualifies as a watercourse. The water in the channel flows from a pipe that extends under Portsmouth Avenue. Rock, tires and other debris has been piled along the edges of the channel to stabilize the banks. The base of the channel appears to be a stony glacial till.

## VERNAL POOLS

No vernal pool indicators were observed in the wetlands on the site.

## FUNCTION & VALUE ASSESSMENT

A wetland function and value assessment was conducted using the US Army Corps Highway Methodology guidelines. Functions are self-sustaining properties of wetlands, which exist in the absence of human involvement. Values refers to the benefits gained by human society from a given wetland or ecosystem and their inherent functions. Functions and values identified as “primary” have been determined to be significant features of the wetland being evaluated. An important distinction is that the primary functions and values of a particular wetland does not necessarily indicate the wetland supports them at a significant *level* in comparison to other wetlands in the region or even near the site.

The Highway Methodology considers 13 functions and values:

1. **Groundwater recharge/discharge:** This function considers the potential for a wetland to serve as a groundwater recharge and/or discharge area. Recharge should relate to the potential for the wetland to contribute water to an aquifer. Discharge should relate to the potential for the wetland to serve as an area where ground water can be discharged to the surface.
2. **Floodflow Alteration:** This function considers the effectiveness of the wetland in reducing flood damage by attenuation of floodwaters for prolonged periods following precipitation events.
3. **Fish and Shellfish Habitat:** This function considers the effectiveness of seasonal or permanent water bodies associated with the wetland in question for fish and shellfish habitat.
4. **Sediment/Toxicant/Pathogen Retention:** This function reduces or prevents degradation of water quality. It relates to the effectiveness of the wetland as a trap for sediments, toxicants or pathogens.



5. **Nutrient Removal/Retention/Transformation:** This function relates to the effectiveness of the wetland to prevent adverse effects of excess nutrients entering aquifers or surface waters such as ponds, lakes, streams, rivers or estuaries.
6. **Production Export:** This function relates to the effectiveness of the wetland to produce food or usable products for human, or other living organisms.
7. **Sediment/Shoreline Stabilization:** This function relates to the effectiveness of a wetland to stabilize stream banks and shorelines against erosion.
8. **Wildlife Habitat:** This function considers the effectiveness of the wetland to provide habitat for various types and populations of animals typically associated with wetlands and the wetland edge. Both resident and or migrating species must be considered.
9. **Recreation:** This value considers the effectiveness of the wetland and associated watercourses to provide recreational opportunities such as canoeing, boating, fishing, hunting and other active or passive recreational activities. Consumptive opportunities consume or diminish the plants, animals or other resources that are intrinsic to the wetland, whereas non-consumptive opportunities do not.
10. **Educational/Scientific Value:** This value considers the effectiveness of the wetland as a site for an “outdoor classroom” or as a location for scientific study or research.
11. **Uniqueness/Heritage:** This value relates to the effectiveness of the wetland or its associated water bodies to produce certain special values. Special values may include such things as archeological sites, unusual aesthetic quality, historical events, or unique plants, animals, or geological features.
12. **Visual Quality/Aesthetics:** This value relates to the visual and aesthetic qualities of the wetland.
13. **Threatened or Endangered Species Habitat:** This value relates to the effectiveness of the wetland or associated water bodies to support threatened or endangered species.

The primary function supported by all the wetlands at this site is flood flow alteration. The wetlands either retain water – as does A Wetland – or conveys water – as does Wetlands B, C, and D. The most limited of the wetlands is C, which provides limited seasonal drainage.

Wetland B has in addition Sediment Retention and Transformation, Nutrient Retention, Production Export, and Wildlife habitat.

Wetland A has similar functions as B, but lacks the Production Export (too many invasive species) and Wildlife Habitat (too much development around it).

Wetlands C and D (which are actually just man-made watercourses) have no other functions.

## RELATION TO THE PROPOSED DEVELOPMENT

Conditional Use Permit (CUP) is being sought for proposed impacts within the Wetlands Conservation Overlay Districts. The following section provide an analysis of these impacts in the context of the CUP criteria, Article 9.1.6.B.3 (Wetlands) Town of Exeter Zoning Ordinance.

Wetland Conservation District CUP Criteria--Article 9.1.6.B.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.*

A functional evaluation of the wetlands is provided in the previous sections of this letter. The primary function of all the resource areas on the site was determined to be floodflow alteration. With no direct wetland impacts, the floodflow function will not be impacted by removal or constriction.

The proposed buffer impacts will have no appreciable impact on wetland function or the overall hydrologic system for several reasons. The wildlife habitat function of Wetland B has already been limited based upon the impact of the existing development that lies to the east of the wetland. The proposed development will not cut off any observed wildlife corridor. The functions of Sediment Toxicant Retention, Production Export, and Nutrient Retention will also be retained in Wetlands B and A (minus Production Export) due to no direct wetland impact.

Wetlands C and D have no other functions.

It is my determination that the proposed buffer impacts will have no detrimental actions on the value or functions of the wetlands or hydrologic system,

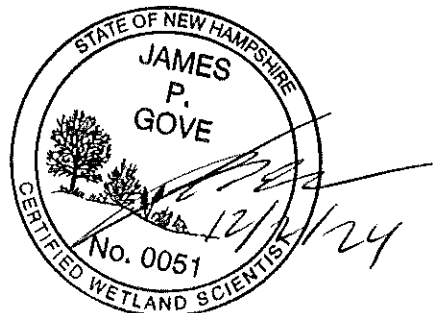
This concludes the wetland delineation report for this site. If I can be of further assistance, please feel free to contact me at (603) 778-0644.

Sincerely,

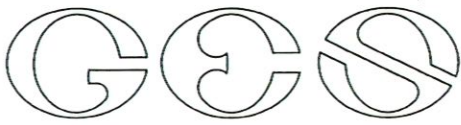


James Gove, NHCWS, NHCSS  
Gove Environmental Services, Inc.

Enc: Wetland Areas Sketch  
Photographs







GOVE ENVIRONMENTAL SERVICES, INC.

Photos and notes on 10-29-2024 by JP Gove.  
76 Portsmouth Ave., Exeter, NH  
Wetland A



Buckthorn, Raspberry, Sedges, Golden Rods, Grey Birch.  
Rabbits and birds.  
Herbaceous layer dead or covered with new leaves.  
Isolated wetland.

8 Continental Dr Bldg 2 Unit H, Exeter, NH 03833-7526  
*Ph* (603) 778 0644 / *Fax* (603) 778 0654  
[www.gesinc.biz](http://www.gesinc.biz)  
[info@gesinc.biz](mailto:info@gesinc.biz)

Wetland B



Buckthorn, Grey Birch, Red Maple, Herbaceous vegetation dead or covered with leaves.  
Perennial Stream

Wetland C



Nightshade, Maple-leaf Viburnum, Honeysuckle, Herbaceous vegetation dead or covered with leaves.

Man-made ditch.

Wetland D



Rock-cobble bottomed stream – perennial flow.  
Man-made ditch, Note tires used to stabilize the slope.



EXETER NH		MS-434-R				
			<b>PROPOSED</b>		50% capped @	<b>ACTUAL</b>
Land Use Change Tax Revenue			50% of LUCT Revenue		\$50,000	Town Warrant Articles
2018		\$52,500	\$26,250		\$26,250	\$0
2019		\$7,500	\$3,750		\$3,750	\$0
2020		\$7,500	\$3,750		\$3,750	\$50,000
2021		\$146,570	\$73,285		\$50,000	\$50,000
2022		\$25,000	\$12,500		\$12,500	\$149,000 *
2023		\$60,150	\$30,075		\$30,075	\$50,000
2024	estimate	\$325,000	\$162,500		\$50,000	\$0
<b>TOTAL</b>		<b>\$624,220</b>	<b>\$312,110</b>		<b>\$176,325</b>	<b>\$299,000</b>

\* 100k for Raynes Improvement



Exeter Conservation Commission  
December 11, 2024  
Nowak Room  
10 Front Street  
7:00 PM  
Draft Minutes

**Call to Order**

1. Introduction of Members Present (by Roll Call)

Present at tonight’s meeting were: Conor Madison, Andrew Koff, Trevor Mattera, Keith Whitehouse, Nick Campion, and Alternate Kyle Welch

Staff Present: Kristen Murphy, Conservation and Sustainability Planner

Mr. Madison called the meeting to order at 7:00 PM and introduced the members. Alternate Kyle Welch was activated.

2. Public Comment

Mr. Madison asked if there were any public comment outside of agenda items and there was none.

**Action Items**

1. Pairpoint Park Committee Inquiry (Devon Skerritt)

Mr. Whitehouse indicated that the Committee was getting input from the public for ideas for the park on Water Street.

2. River of the draft Conservation Easement for the Rider Property. The easement to be held by Southeast Land Trust with Executory Interest to each involved town Tax Map 113-03 and 113-05 (Kaitlin Deyo, Southeast Land Trust)

Ms. Murphy noted that the easement, off Powdermill Road, to be held by Southeast Land Trust, is in three towns (Exeter, Kensington and East Kingston) who will have an executory interest. There is a \$100,000 Drinking Water and Groundwater grant. Once the language of the easement is ready it will be sent to counsel for review and then to the Select Board for execution.

Mr. Koff noted there is a horse farm in the exclusion area and reclaimed mining from a brick manufacturer.

43 Ms. Deyo explained the survey has not been recorded yet. There has been a Phase 1 environmental  
44 assessment and draft easement. Other towns' legal counsel will also review the language. Ms. Murphy  
45 asked about the commercial uses allowed by variance. Ms. Deyo gave examples of commercial uses  
46 such as trail rides where money is changing hands and concerts, if people are paying to go. She noted  
47 there would be agrotourism rights that cannot be detrimental to the easement purposes. Forestry  
48 requires a management plan by a licensed forester or with SELT approval. Ms. Murphy expressed  
49 concerns with review process and Ms. Deyo indicated there would be yearly monitoring. Mr.  
50 Whitehouse noted that agrotourism is a little vague in the statutes. Ms. Deyo indicated SELT works with  
51 other towns who have those.

52

53 Mr. Koff asked about access and Ms. Deyo indicated there was none, the property is for drinking water,  
54 surface water and soil protection.

55

56 Ms. Deyo explained the temporary reserved rights to the specific people that live there which would not  
57 transfer to future owners, which is in the purchase and sales agreement. She noted the owner is not the  
58 persons living there now. She indicated they had the right to park vehicles in the driveway area.

59

60 Ms. Murphy asked about solar and impervious surface limits. Ms. Deyo indicated impervious surface is  
61 limited to 2%.

62

63 Mr. Murphy noted she was supportive of the project.

64

65 Mr. Koff reviewed page 12 and indicated he liked the public use, not commercial for water. He indicated  
66 that the administrative rules change and may be different in future years and hard to track over time.  
67 He recommended keeping the language general. Mr. Mattera agreed. Ms. Deyo will pass those  
68 concerns along.

69

70 MOTION: Mr. Madison motioned that after reviewing the conservation easement, subject to legal  
71 counsel review, the Commission authorizes the Chair to send a memo to the Select Board in support of  
72 accepting the acquisition of real property interest in the executory interest of Tax Map 113-3 and 113-5  
73 in the name of the town by and through the Conservation Commission pursuant to RSA 36A:4 as  
74 presented. Mr. Mattera seconded the motion. A vote was taken, all were in favor, the motion passed 6-  
75 0-0.

76

77 3. Letter of Support for Grants associated with Pickpocket Dam removal

78

79 Mr. Mattera indicated there was a presentation which was not recorded to discuss the next steps, there  
80 are several grant opportunities, one specific to the interim period of design and permitting and also the  
81 Great Bay 20/30 grant, there are two NOAA grants and a coastal zone grant in late spring. Mr. Mattera  
82 noted they would hear on the Great Bay 20/30 in mid-January. Mr. Koff noted there is a deadline next  
83 week in January 2025 and one NOAA grant that was not received last year they did not get because they  
84 were behind in multiple steps but close even with those steps missing.

85

86 Mr. Koff noted abutters expressed their concerns at the presentation with changes in flood zones and  
87 other potential impacts to adjacent properties.

88

89 Ms. Murphy noted if the town warrant were voted down for funding they Paul Vlasich the Town  
90 Engineer indicated they could receive a grant that would pay the cost without going back to Town  
91 Meeting. Then it would be the Select Board’s decision. Ms. Murphy noted there could be fines if they  
92 don’t take action by 2027. Mr. Koff noted design is in 25/26 and construction in 2027. He noted there  
93 will be another public session, probably before the warrant article or in the summer.

94

95 MOTION: Mr. Madison motioned to authorize the chair (or designee – see amendment) to sign a letter  
96 in support of the town applications for upcoming grant programs for the purposes of securing funding  
97 for the removal of Pickpocket Dam and restoration of Exeter River. Mr. Mattera seconded the motion.  
98 A vote was taken, all were in favor, the motion passed 6-0-0.

99

100 AMENDMENT. Ms. Murphy recommended adding “or designee.” Mr. Madison accepted the  
101 amendment.

102

103 Ms. Murphy noted the letter will go to Paul Vlasich the Town Engineer to be included in the grant  
104 application packet.

105

#### 106 4. Committee Reports

107

108 a. Property Management

109

110 b. Outreach Events

111

112 i. Proposed Winter Solstice Celebration at Raynes – Saturday 12/21 4:30 PM

113

114 Mr. Whitehouse indicated he had about nine people at the Raynes sunrise bonfire and the next  
115 event will be s solstice on December 21<sup>st</sup>, from 4:30 to 6:30. Ms. Murphy noted there would be  
116 two fire pits one by the parking lot and one on the hill near the barn. They will light lanterns and  
117 walk. There will be hot chocolate in the basement of the barn which Mr. Whitehouse has just  
118 cleaned up. Mr. Campion thanked Mr. Whitehouse for his efforts with the sunrise event. Mr.  
119 Whitehouse noted use will be the savior of the barn.

120

121 Ms. Murphy indicated she has talked to the library, who does crafts on Fridays, about making  
122 lanterns and they are willing to hold the event. Ms. Murphy noted she will offer kits to pick up  
123 with instructions.

124

125 MOTION: Mr. Mattera motioned to approve up to \$40 from the Conservation land  
126 Administration fund for the use of this event. Mr. Whitehouse seconded the motion. A vote ws  
127 taken, all were in favor, the motion passed 6-0-0.

128

129

130 ii. Hike Exeter Challenge – Kyle Welch – Review Webpage Announcement

131  
132 Mr. Welch discussed updating the Henderson-Swasey trail map and including it on Alltrails. He  
133 added landmarks and a written description but it will take a month for them to review and post  
134 it. The access link can be provided. Mr. Koff asked about gpx files. Mr. Welch indicated he  
135 could put that up too. He noted Oaklands is challenging.

136  
137 Ms. Murphy recommended re-ordering and starting with Henderson Swasey and release the  
138 next one after and build up to more complicated trails.

139  
140 Mr. Welch noted he created a Facebook page for pictures and trip reports.

141  
142 c. Other Committee Reports (River Study, Sustainability, Energy/CPAC, Tree, CC Roundtable)

143 Ms. Murphy noted the Sustainability Advisory Committee will be having a Styrofoam collection  
144 event on January 4<sup>th</sup> from 9-11 for Exeter residents, at the town hall parking lot or at a location to be  
145 determined. The Styrofoam will be collected and driven to Guilford who has a densifier like the one  
146 the town has put forth a warrant article to purchase.

147 Ms. Murphy noted the Energy Committee will be holding a window dressers workshop for the  
148 community build of window inserts at town hall on January 18<sup>th</sup> to 23<sup>rd</sup>. Those interested can sign  
149 up on the website for a shift. There are two shifts per day and lunch will be provided. They are also  
150 looking for donations for lunch.

151 Ms. Murphy indicated the Tree Committee is looking to have its recertification for Exeter as a Tree  
152 City.

153 4. Approval of Minutes

154  
155 September 10, 2024 Minutes

156  
157 Mr. Madison recommended edits.

158  
159 MOTION: Mr. Madison motioned to approve the September 10, 2024 minutes, as amended.

160 Mr. Whitehouse seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.

161  
162 October 8, 2024 Site Walk

163  
164 Mr. Whitehouse motioned to approve the October 8, 2024 Site Walk minutes. Mr. Madison seconded  
165 the motion. A vote was taken, all were in favor, the motion passed 6-0-0.

166  
167 November 12, 2024 Site Walk

168  
169 Mr. Madison motioned to approve the November 12, 2024 Site Walk minutes. Mr. Koff  
170 seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.

171

172 November 12, 2024 Meeting Minutes

173

174 Mr. Madison motioned to approve the November 12, 2024 meeting minutes. Mr. Whitehouse  
175 seconded the motion. A vote was taken, all were in favor, the motion passed 6-0-0.

176

177 5. Correspondence

178

179 Ms. Murphy reviewed an email from Brian Grisette with five items. One was a report of a beaver dam  
180 on Little River. He noted some dams are being razed, and she indicated that was not being done by the  
181 Town. Some no hunting signs are missing, and Ms. Murphy will walk the boundary and replace them.

182

183 Ms. Murphy noted concerns with railroad ties dumped in the right of way to Little River and trees were  
184 cut adjacent to or in the wetlands. Ms. Murphy noted someone should go out and document the  
185 locations and take photos. A letter should be sent to the railroad and DES wetlands bureau. The same  
186 has been noticed at Raynes on the outside of the cattle crossing, probably to block people from crossing  
187 the tracks.

188

189 Mr. Koff noted there seems to be a practice in multiple areas and disturbed areas should be requested  
190 to be remedied. He noted Mr. Grisette came to another meeting and DES was notified before. Mr.  
191 Whitehouse noted the methodology should be addressed going forward.

192

193 MOTION: Mr. Koff motioned to approve communication with CSX and DES regarding the trees and  
194 railroad ties adjacent to the railroad corridor and our conservation areas. Mr. Welch seconded the  
195 motion. A vote was taken, all were in favor, the motion passed 6-0-0.

196

197 **Other Business**

198

199 Ms. Murphy noted the annual report is due and she will include photos of the barn and the northern  
200 lights.

201

202 Ms. Murphy noted there is a list of training webinars for the Housing Champion designation and virtual  
203 training for Taking Action for Wildlife.

204

205 Next Meeting: 1/14/25, Submission Deadline 1/3/25

206

207 6. **Adjournment**

208

209 Mr. Madison adjourned the meeting at 8:36 PM.

210

211 Respectfully submitted,

212 Daniel Hoijer, Recording Secretary

213 Via Exeter TV