

TOWN OF EXETER
CONSERVATION COMMISSION MEMORANDUM

Date: July 12, 2018
To: Planning Board
From: Conservation Commission
Subject: Rose Farm Open Space Development Conservation Land, Shoreland CUP and Wetland Waiver Recommendations

Project Info:

Exeter Rose Farm Open Space Subdivision
Tax Map 54, Lot 5, 6, 7 and Tax Map 63, Lot 20
PB CASE: ~~21603~~ 17-27

Proposed Conservation Land:

The Conservation Commission voted unanimously during their July 10th meeting that they would be supportive of the Town accepting fee ownership of the 6.31 acres presented in the June 29th submission with the following conditions:

- Hunting would not be permitted on the property
- Prior to Town acceptance, the applicant will provide: a draft deed to the Commission for review and approval, a surveyed plan, a baseline documentation report, and on-site boundary marker placement will be confirmed on the ground by the Commission or their representative, and the Grantor.
- The applicant is responsible for construction of the trail connection to the existing trail network, any required crossings along that connection, and installation of a trailhead sign at the trail entrance.
- The applicant will install conservation boundary discs along the conservation boundary adjacent to house lots

Shoreland Conditional Use Permit:

The Conservation Commission reviewed the materials provided and do not recommend approval of the Shoreland Conditional Use Permit as proposed because they do not have enough information to verify the project will not detrimentally impact surface water quality and will not cause undue damage to wildlife habitat.

The Commission provides the following additional recommendations to help ensure these requirements are met:

- Locate snow storage in areas that receive pre-treatment before reaching surface water.
- Prioritize the use of an open bottom culvert over a box culvert with stream simulation
- Require construction activities be undertaken to prevent the spread of invasive plants from the heavily infested areas on site
- Ensure the HOA documents include a prohibition of the use of fertilizer and regular inspection and maintenance of stormwater infrastructure
- Investigate the connection between the spring and this development to ensure there will not be undue impacts to the spring

- Stormwater infrastructure be designed to reduce potential for nitrogen loading to the surface waters

Wetland Waiver Request:

The Conservation Commission reviewed the materials provided do not feel comfortable recommending approval of the waiver request at this time because they need more information to understand the impact of the proposed project on the wetland functions and values of water quality and fish habitat given the information provided.

The Commission would also like the comments they provided for the Shoreland Conditional Use Permit to be considered for the waiver request.



Bill Campbell
Chair, Exeter Conservation Commission

cc: Todd Baker, Baker Properties