

HANOVER CONSERVATION COMMISSION
March 18, 2014 at 5:00 PM
TOWN HALL, 41 SOUTH MAIN STREET

In attendance:

Members: Ed Chamberlain (Chair), Doug McIlroy (Vice Chair), Michael Mayor, Alan Saucier (Scribe)

Alternates: James Kennedy

Staff: Vicki Smith

Others: See Attendance Sheet

1. CURRENT BUSINESS:

Hypertherm Corporation, 9 and 15 Great Hollow Road

Jim Kennedy recused himself.

Representing the applicant: Perry Seale (Hypertherm) and Russ Rohloff, PE (Pathways Consulting)

Perry Seale thanked the HCC for accommodating his schedule and introduced the project.

Hanover Transfer and Storage will be moving to a new facility to make way for site and building improvements for Hypertherm's new Logistics Center. Hypertherm is minimizing site disturbance by reusing as much of the existing improved development footprint as possible.

He distributed amended site plan drawing noting: 1. the drawings reflect the removal of the proposed elevated walkway between 9 and 15 Great Hollow Road to avoid risking extending the permitting timeline due to the associated additional wetland impacts. The elevated walkway and other open space connections will be components of a second phase of site improvements to be permitted following time for dialogue with the Town and observation of how the site is being used once occupied by Hypertherm. 2. the sidewalk along the entry road between associate parking spaces and administrative office entrance has been changed to a continuous at grade striped bituminous surface for proper roadway and loading area sheet drainage. 3. tree species in the parking / loading areas have been changed to appropriate salt tolerant species.

Russ Rohloff responded to questions raised at the March 10, 2014 site visit. The use of porous paving was ruled out due to the site's high water table (18" – 48") and native soils with slow permeability and the resultant added amount of site disturbance that would be necessary to accommodate use of porous paving on site. He explained the existing hydrology and soils would require raising paving grades by 2' – 3' for proper water holding capacity. Day lighting of under

drainage would be difficult due to flatness of site and added disturbance. The need to raise paving grades would also cause conflicts with existing building grades that would not be reconcilable. Also, the site has been designed to sheet flow to grass swales / grass zones providing the hardest treatment of storm water. Bio-retention areas have been incorporated versus created wetland areas due to the high water table, site flatness and the slight reduction in impervious area. There is no detention now and the bio-retention areas will function adequately to meet DES requirements.

Perry Seale stated that Hypertherm proposes to re-seed the old gravel cul-de-sac with a lawn mix versus a meadow mix as suggested by CC members at the site visit to provide the associates with an informal outdoor recreational space. He also proposes to have limited mown lawn areas along the front entry to keep this area “orderly and tidy”. He agreed to use no chemical fertilizers on any of the lawn areas.

Russ Rohloff stated Hypertherm will seek appropriate State of NH DES permitting associated with disturbance within the 250’ shoreline buffer from the Mink Brook and alteration of terrain in excess of the 50,000 sq. ft. threshold. Hypertherm will also seek ZBA special exception for disturbance within the wetland buffer as noted on the site plans.

The CC supports the Hypertherm application. The CC noted that care was taken to utilize the existing improved footprint and expects there will be benefits to the effectiveness of the storm water management on site from the addition of the bio-retention areas proposed. The CC makes note of Section 702.2 B which lists the use of chemical lawn fertilizers as an impermissible activity. The CC thinks it would be wise to reiterate that the prohibition in the Zoning Board’s action on the proposal especially since the former cul-de-sac area is to be restored to lawn.

A motion to support the application was made by Michael Mayor, seconded by Doug McIlroy and unanimously approved.

123 Lyme Road Septic System Replacement

Jim Kennedy joined the Commission after recusal on the last item of business. Doug McIlroy, Ed Chamberlain and Jim Kennedy visited the site on March 10, 2014 in the company of Mrs. Rosemary Ayres. Prior to leaving the site, the CC members told Mrs. Ayres, due to the uncomplicated nature of the proposal, that neither she nor a representative need attend the CC hearing.

At the CC meeting, Jim Kennedy reiterated that this is an uncomplicated proposal. All surface flow is toward the road and not toward the nearby brook. He saw no alternatives to what is proposed to replace the existing septic system.

The CC supports the Ayres application as submitted. The CC could not find a less impacting alternative. The CC hopes the Owner can use a bypass pipe to avoid the tall (13’) goose neck vent pipe for aesthetic sake.

A motion to approve the application was made by Jim Kennedy, seconded by Michael Mayor and unanimously approved.

Wolfeboro Road

After a brief discussion by the CC, the following statement to the Town Selectboard was drafted:

The CC has viewed the bridge in question on site visits concerned with the Class VI portion of Elm Road and a proposed alternate foot path. The bridge enables farm equipment to cross the brook. As it also facilitates foot travel on Wolfeboro Road, the CC sees it as a public asset.

Since this comment refers specifically to permitting under Hanover Ordinance #4, it does not reflect the CC's opinion regarding conformance with State and Town wetlands regulations which will be addressed at the appropriate time;

A motion was made by Ed Chamberlain to forward CC's Statement to the Selectboard, Jim Kennedy seconded the motion and it was unanimously approved.

2. RESOURCE STEWARDSHIP:

Mulherrin Farm Property

Vicki Smith brought to the attention of the CC that, during her annual easement monitoring of the conservation easement at Mulherrin Farm, a property owner has recently expanded an outbuilding that encroaches into the easement. She presented before and after photographs clearly showing the encroachment. The CC agreed Vicki should notify the owner that there has been an encroachment on the easement and advise the owner of appropriate after the fact action needed.

Manegold Easement

Regarding amendments to the Manegold Property Easement, Vicki Smith updated the CC on recent and upcoming easement swap activities including the joint hearing on March 24 with the Board of Selectmen.

AT&T Tower

Vicki Smith updated the CC on the AT&T tower proposed on the Shumway property. The applicant has received Planning Board approval. The ZBA decision is pending.

Nathan's Garden

Vicki Smith updated the CC that the garden will be conveyed to the Town upon Mrs. Hall's death. Mrs. Hall will also establish an endowment generating enough money each year for the maintenance of the garden. Vicki noted that appropriate ZBA and Planning Board approvals associated with the subdivision of Mrs. Hall's property as they pertain to the creation of a non-conforming lot have been submitted with an approval from the ZBA and action by the PB expected on April 1.

3. COMMITTEE REPORTS:

Biodiversity Committee

The Garlic Mustard Public Educational Handout was distributed and reviewed by the CC. Michael Mayor moved to support its distribution, Ed Chamberlain seconded the motion and it was unanimously approved.

Town holding bed spring transplants were discussed. Vicki will contact Barbara McIlroy to select a date for the work sometime in April prior to bud break. Alan and Jim to assist with coordination and provide volunteers with proper guidance on work day. Alan will locate and acquire approx. one hundred (100) 2 – 3 gallon containers for moving plants to their new permanent “homes”.

Open Space Committee

Work has continued on the Hayes Farm Park management plan. Vicki will send Jim photos from her collection.

Doug discussed the Quabbin to Cardigan project and the eligibility of Moose Mountain for project funding. Work will begin to seek landowner permission for the Ridge Trail. Conservation of the upper portions of those lots might also be a topic for discussion with those landowners.

Trails Committees

Vicki requested the CC consider increasing John Taylor’s annual contract amount due to an increase in his hourly fees for Upper Valley Trails work on our trails. His current annual contract is for \$2000 with \$100 additional for mileage. Vicki recommended increasing the contract amount to \$2500, earmarking the additional \$400 to come from the Commission’s annual operating budget. Ed Chamberlain moved to increase John Taylor’s annual contract amount to \$2500, Alan Saucier seconded the motion and it was unanimously approved.

4. MINUTES:

The January 8, 2014 meeting minutes, the February 10, 2014 site visit minutes and the February 12, 2014 were reviewed and edited as needed. Michael Mayor motioned to approve minutes, Ed Chamberlain seconded the motion and the motion was unanimously approved.

5. ADDITIONAL BUSINESS: None

6. ADJOURNMENT: Ed Chamberlain moved to adjourn, Michael Mayor seconded the motion and it was unanimously approved. Meeting adjourned at 6:56 PM.

Respectfully Submitted,

Alan Saucier, Conservation Commission Member, Scribe