

**CONSERVATION COMMISSION**  
**August 10, 2015 at 4:00 PM**  
**21 Great Hollow Road**

In attendance:

**Members:** Ed Chamberlain (Chair), Hugh Mellert, Whit Spalding, James Kennedy

**Staff:** Vicki Smith

**Others:** Hypertherm: Perry Seale, Russ Rohloff; Planning Board: Judith Esmay, Brian Edwards

**Hypertherm Access Drive and Parking Lot Improvement**

The site visit started at the northern entrance to 21 Great Hollow Road. Russ Rohloff described the project as planned to occur over 2-3 years. All of the existing pavement will be excavated to 2.5' to 3.5' to remove the sub-base, bring in new fill and finish with new pavement. The project will be accomplished in three phases: the loading dock, the south half of the parking lot, and the northern access drive and northern half of the parking lot.

There was a comment about clean up of cigarette remnants in the area where smokers congregate. Proceeding toward the main entrance of the building, the plans for replacing a 30" culvert with a box culvert were discussed. A lagomorph was grazing along the driveway. The box culvert will allow for a natural bottom and facilitate aquatic passage. Jim Kennedy suggested re-aligning the culvert so that it could be shorter and less expensive and would be better lit.

Perry Seale pointed out a dead tree which marked the location of a new snow storage area. There was a question about how that depression would be maintained. A maintenance protocol for all stormwater management features will be submitted to the Planning Board. Russ described the new gravel diaphragm. Stormwater will be directed to grass swale to provide infiltration instead of direct overland flow from the parking lot into the wetland. He then pointed out the location of a new trench drain in front of a door on the north wing. He also noted the area where an underground fuel oil tank will be replaced with an underground propane tank.

The group observed the rip rap at the outlet of a roof drain. There was an incised channel leading into the wetland. It was suggested that the stormwater be directed to a treatment swale.

Russ pointed out areas of the parking lot that will be pervious pavement. In some locations, there is not enough separation distance to allow pervious pavement installation, so regular asphalt will be installed. Asphalt will also be used in the location of the current basketball court which is used for overflow parking. There are about 380 parking spaces. At the largest shift about 270 spaces are used.

No DES Alteration of Terrain permit will be needed for the project which the State deems to be maintenance. Construction layout areas will be created in the northwest parking area for the first two phases of the project.

As part of the project, a new grease trap will be installed. On the west side of the facility south of the detention pond, informal parking will be prohibited and new vegetative cover will be planted. A new roof will be built to shelter the recycling and loading area. The project will include replacement of all lights with LED sharp cutoff fixtures. Pole heights will be reduced to 15 feet.

On the south side of the facility, the culvert will be replaced with a re-aligned box culvert. It was suggested that the channel draining the loading dock area be made to look more like a stream and less like a drainage ditch. Jim Kennedy will provide a reference that will provide guidance for making the drainage more stream-like and less ditch-like. The trail head parking area will be restored. A biomass boiler will be installed on the east side of the building.

**ADJOURNMENT:** The meeting adjourned at 5:15 PM.

Respectfully Submitted,  
Vicki Smith, Scribe