

Official as of 4/2/08

**Hooksett Conservation Commission  
Meeting Minutes  
March 5, 2008**

**Call Meeting to Order:** 7:06 pm

**Attendance:** Tim Johnson, Chair, Steve Couture, Vice Chair, Cindy Robertson Member, James Walter member, David Ross town council member, Daniel Pike Excused, David Hess member arrived at

**Approval of Minutes:** James Walter motioned to approve the January 2, 2008 meeting minutes with corrections Cindy Robertson seconded Voted unanimously

**Public Input:** none

**Appointments:**

***Beaver Brook, Keach Nordstrom-***

Attorney Greg Michael representing Beaver Brook - A little history this was a subdivision 18.1 acre easement was accepted by the town on April 26, 2006 for the original plan. This deed has been recorded. IN order to comply with the State regulatory scheme we are asking the commission to accept 8.1 more acres to add to the conservation easement. In passing I would like to point out I have spoken with Dennis Demers who is the owner of this land and he would be willing to discuss with the board at the future date an addition to this 8.1 acres. The state has also made the suggestion was to combine all of the easement and potential easement areas. The yellow area has already been conveyed the green would be the conservation easement addition. I would like the board to be aware that my client has lost 3 lots due to trying to make this happen.

George Chadwick Keach Nordstrom – I would like to refer to the conservation easement map. The area designated in dash is the area that has already been given to the town which is 18 acres and the dotted area is an additional 8 acres making it a 26 acre easement. One of the conditions of approval from the state is to have the conservation commission hold the easement. Of the 26.2 acres 9.2 acres is uplands.

Tim Johnson – The reason we are here is at one point the area to the north was owned by the town. We then went to bat regarding the NE Cottontail habitat. Then when the commission found out that the town did not own that parcel to the north is when we wanted to look into it further. I don't see why now with the easement already in place, this will not be a land locking easement and does have the potential of adding on. I do not see a problem with it.

Steve Couture – In your discussions with the state did you discuss any other mitigation options?

Greg Michael – One of the conditions is that we get a conservation easement.

Steve Couture – When you went to the state did you discuss other options for wetlands mitigation? I want to be up front about this.

Scott Bussiere – I do not feel you are being completely up front regarding other options that may be available

Greg Michael – This easement makes the most sense because you already hold the 18 acres. With the addition of 8 acres with the 12 acres of upland this is more than sufficient for the mitigation requirements. I don't feel that it is fair that suggestions would be made regarding buying other property or payment in lieu of mitigation. Is it fair when you have a viable easement to ask for money? I would say no.

Steve Couture – I was only asking a question and not debating merits of the question. Before we would accept an addition easement I think we would want to see and review the easement language before accepting this. I would think it would be different from the original 18 acre.

Greg Michael – I want to make it clear that we can do an adjustment or amended restated conservation easement to add the additional 8.12 acres.

Tim Johnson – I have seen the original easement language.

Steve Couture - I want to make sure of the language especially since all of the discussions. In the beginning we had discussed a lump sum payment in regards to maintaining the easement. I believe it was \$5000.

Greg Michael – I wanted to give you a copy of the original easement that had been approved in 2006

James Walter – We had also previously discussed having an association that would maintain this easement as we may not have the money to maintain it.

Greg Michael - This would be more of a monitoring easement that maintaining it physically.

David Ross – Has there been any discussion regarding any curb cuts? Would there be any vehicle access?

George Chadwick – The lines area is a drainage easement. There are no curb cuts.

Steve Couture – As long as we have the right to make an access point of entrance. As far as the easement and the requirements from the state are you going to be required to develop a baseline documents?

Gorge Chadwick – That will be done. It has not as of yet.

Steve Couture – Beyond the baseline document is a management document for the property. We would need something that has general language regarding the management of the easement. Based on the fact that we already have the other easement. I have no problem as long as we follow up on a few things: the easement language, the \$5000 for the maintenance.

George Chadwick – Maybe you could give us what you are looking for so that the draft we send you would encompass what you would like to see in the easement.

Tim Johnson – You would actually have to go out and look at this piece and I think it would be tough to get a trail out there.

David Ross – If it is not a concern to them then why don't we allow them to put it into the language. I would like to see the removal of section 3A in the original easement.

George Chadwick – As long as it is not in the limitations in the easement then you can do what you want.

Steve Couture – I think what we would be looking for possible on street parking for access.

Greg Michael – We would be happy to make an adjustment to the language.

George Chadwick – The conservation easement will be deeded before any roadway construction so I want to be clear that we want to be able to do what we need to do to complete the project. The roadway will be 28 feet wide. So there may be enough space for a car to pull off to the side.

James Walter Motioned to accept the 8.12 acres to be added the original easement on the condition of handling the easement language and the \$5000 maintenance as discussed seconded by David Ross. Voted unanimously

***Kmart, Lou Caron, LC Engineering –***

Lou Caron representing Kmart – This is an update to where things have progressed. To give a recap when we were here last summer was to rehab the drainage on the site with a larger pipe. This pipe that pretty much drains Dalton Brook was also going to be updated. Nothing has changed over here we are just updating. What our intention is now after meeting with the DOT is we came to a conclusion if there were going to do an improvement we would upgrade to 5x8 box culvert. So what we are going to do is put a 5x8 box culvert. Also as part of the process we want to expand the basin. We aren't really calling it a detention pond it will act more like a basin. We are proposing to put in a stone berm for the low storm events. It will be only about a foot high. 2350 ft of wetland impact and coming back with 1900 feet of new wetland and we will also be doing new landscape that is wetland friendly. Over time we expect this whole area over will be

covered by vegetation. The Benton Road Project is moving forward and hopefully will be completed by the end of the year. You will still have bottleneck areas over here. The state will take care of that basin.

Steve Couture – What is the timeline?

Lou Caron – I am hoping to submit the permit by the end of the month. So you folks will be seeing that coming in the future.

Steve Couture – I like the addition of the stormwater treatment. So what is the pretreatment before the water goes in?

Lou Caron – We will be putting in hoods for gas and oil and we are reducing the pavement area by about an acre.

### **Commission Reports:**

1. **Open Space Subcommittee** –
2. **Kiwanis Trails Initiative – Letter of Support** – We issued a letter of support back in January to extend the trail behind Greens Marine. We should be hearing back sometime this month.
3. **Cost of Community Services** – We have to pay \$500 to complete the project. The police department has sectors and there was no easy way to break down their revenues and expenditures so there is additional cost. Steve Couture motioned to ratify the email vote to pay the \$500 to SNHPC to finish the study seconded by David Ross voted unanimously.
4. **SNHPC Deed Research** – This is a proposal to have SNHPC to do research on conservation easement and do GIS layers. They will also create a hard copy of the all of the easements and put everything on electronic files. We would be applying for the grant to pay for this. Steve Couture motioned to approve the submittal of the grant for the I93 improvements corridor seconded Cindy Robertson Voted unanimously
5. **Saving Special Place Workshop 4/5/08** – Put it on your calendars the agenda is amazing. Steve Couture is also presenting regarding our experience with conservation easements. I think some other communities could learn from our experiences

### **Correspondence:**

All correspondence was reviewed

### **Other:**

1. **Growth Management Meeting 1/29/08** – No one attended
2. **Heads Pond Conservation Easement** – Still working on the language

3. **Acceptance of Monies – Public Hearings** – We talk about it bring it to Town Council for acceptance.
4. **Joint Meeting with PB and ZBA 3/24/08** – Just a reminder that meeting will be occurring
5. **BlueMoon Proposal** – This is relevant to the 3A development Timber Cut plan. We would pay \$1350 for someone to advise us on the plan. We would now have a consultant. Cindy Robertson motioned to approve and appropriate the \$1350 to pay Blue Moon to be paid out of the conservation fund seconded by Steve Couture. Voted unanimously

**Non Public – RSA 91-A:3, II, d**

**Adjournment:**

Cindy Robertson Motioned to adjourn at 9:38 pm seconded by James Walter Voted unanimously