

**Unofficial
As of 6/11/08**

**HOOKSETT CONSERVATION COMMISSION
MEETING MINUTES
HOOKSETT MUNICIPAL BUILDING
Tuesday, June 10, 2008**

CALLED TO ORDER

Vice-Chair Steve Couture called the meeting to order at 5:07 pm

ATTENDANCE

Vice-Chair Steve Couture, Cindy Robertson member, James Walter member, David Hess member, and Town Council Rep. David Ross.

Excused: Chair Tim Johnson, and Daniel Pike member.

APPROVAL OF MINUTES 5/07/08

J. Walter motioned to approve the minutes of May 7, 2008. Seconded by C. Robertson. Vote unanimously in favor.

PUBLIC INPUT

None.

OTHER

1. VERNAL POOL SURVEY – S. Couture presented an overview of the Request for Proposals (RFPs) ranging from \$9,750.00 to \$19,000. NH Audubon is not recommended due to high overhead cost. Blue Moon Environmental has experience with ordinance development and is the low bid at \$9,750.00 (\$3,900 less than the next lowest bid). All RFPs use the same approach via GIS, aerial, and field analysis. I think going with this low bid makes sense.

D. Ross motioned in favor of the Blue Moon Environmental contract for Vernal Pool Survey. Seconded by J. Walter. Vote unanimously in favor.

D. Ross will present contract to the Town Council at their next meeting.

2. ANNUAL REPORT – no updates at this time.

3. ELECTIONS - *J. Walter nominated S. Couture for Vice-Chair. Seconded by D. Ross. Vote unanimously in favor.*

COMMISSIONER REPORTS

1. OPEN SPACE SUBCOMITTEE

D. Hess contacted appraisers. They will get back with a timeline. I will come up with a Letter of Intent in the Fall/Winter.

S. Couture: Clay Pond is still in a negotiation stage. There are questions why the original appraisal and the Town appraisal have a difference.

D. Hess: Another option is to have a third party appraisal completed.

S. Couture: We had a third party appraisal completed that came in close to the Town's appraisal. We have money now so we can close on the property. At the August 2008 Conservation Commission Meeting, we will know if we are closing.

D. Hess: LCHIP grants are only good for 18 months.

S. Couture: The timeframe was started in November 2007.

D. Hess: For Clay Pond, is Bear Paw contacting property owners?

S. Couture: No, we are finalizing existing negotiations.

2. KAWANIS TRAIL INITIATIVE – J. Walter provided overview. The next step is the Village. There are issues with obtaining approval to walk through the cemetery. Maybe another option is to go around the cemetery.

3. COST OF COMMUNITY SERVICES - No update at this time.

4. SNHPC DEED RESEARCH – S. Couture provided an overview. Research is going well. The aerial photography shows a blowout of Hooksett Conservation Easements; 10 total.

APPOINTMENTS

1. FAULKNER LANDSCAPING CONDITIONAL USE PERMIT (CUP)

1348 Hooksett Rd, Map 25, Lots 4 & 5

Stephen Faulkner, owner: Provided an overview of the CUP. I am looking at the alignment center and property next to it (mobile home). I would like to relocate my existing Hooksett landscaping & nursery business from 1130 Hooksett Rd to this site. I currently have about 2 acres that I do not own. I have been in the nursery business for 17 years. Now, I would like to own my property on Hooksett Road. This new site is a challenging piece and it is in the performance zone (PZ). There are two (2) wetlands on one side of the property. I hired Schauer Environmental who confirmed this site has an aquifer. This site has a low functional, low value wetland impact area. The current regulations require a 40 ft wetland setback. A total of 15,500 sq ft (1/3 acre) would be lost for a non-disturb 40 ft setback. I am asking tonight if the 40 ft setback could be granted as 25 ft.

S. Couture: Where would you need additional space?

S. Faulkner: Identified additional space on plan. I propose four (4) rows of trees each with an access lane. This area is for aboveground inventory display.

D. Ross: For the topography, is the mound on the plan manmade? Will the mound be cleared-out for vegetation?

S. Faulkner: The property looks pretty flat from the roadway. I propose a natural shade garden area. I would keep the larger standing trees for shade loving plants to have a natural look. I want to minimize asphalt. I do not have an exact plan on what trees to clear. I do not want to clear all the trees.

S. Couture: This is a logical use of this property. We typically do not grant blanket waivers. How can you minimize wetland impacts? How will you maximize the use of the back area? What specific areas do you want the waiver.

S. Faulkner: I would like to use the entire strip. Perhaps I should go out to the site and flag trees and indicate how material will be set up.

D. Ross: We don't want you to incur damages. We agree this is a good use for this property.

S. Couture: Faulkner's is scheduled to appear before the Technical Review Committee (TRC) on June 12th, and the Planning Board on June 16th. We cannot make a determination at this time without additional information. We encourage you to pursue this application.

S. Faulkner: I propose 3, 5, 10, and 15-gallon containers on the site. What type of layout are you looking for?

S. Couture: Why do you need the CUP for all of this area? Can you use just a portion of this area? You already gave one example of using the asphalt area.

S. Faulkner: Economically, I need every sq ft I can use. To benefit the community, I propose planting 100-150 blueberry bushes along the wetland area; free use by birds and people. I can also have a small natural path for picking blueberries and provide an educational component "What is in a wetland and why do we need to protect them".

S. Couture: I agree the buffer areas need to be enhanced. Your suggestion above is a good example for your justification to restore lost value. I recommend a memo to the Planning Dept. and TRC for the need of additional "specific" information on site use and options for storing supplies outside of the 40 ft buffer for wetlands. The applicant to appear before the commission in August 2008. What is your timeline?

S. Faulkner: December 21st, I would like to finish at my current site, and be $\frac{3}{4}$ finished at the new site. This site is easy to complete site work; there is no ledge and it is pretty flat. I want to break ground September 2008, October the latest. I want the foundation and structure enclosed by December 1, 2008. I will call Mr. Dahlberg, Dahlberg Engineering, to revise plans.

S. Couture: The Conservation Commission has no July 2008 meeting. The next commission meeting is August 2008.

Continued to August 6, 2008.

2. UNIVERSITY HEIGHTS – LOGGING PLAN

Jeff Burd, 3A Development: Presented an overview of the last Conservation Commission Meeting for the timber-harvesting plan. A site walk with completed with Chris Dunn. I talked to Allen Oxford, our licensed forester, for a revised plan and he will complete by end of week.

S. Couture: We didn't specify a complete update. At the site walk, Allen pointed out the steep slope area for a minimum 100 ft buffer. Documenting this on an overview plan will be helpful.

C. Dunn: Allen called out areas of higher priority. People out in the field are trained to look for flagging. However, a plan will make it more clear and concise. It should include widths and crossings of the buffers.

J. Burd: We would like to get a plan into DES for their review.

S. Couture: At the site walk, we tried to determine the actual connection point to the existing conservation easement site.

C. Dunn: Yes we discussed this. The trail system and secondary hall roads are laid out that perhaps we could get to that point.

S. Couture: I don't think this is in the amendment letter. We would like to hook-up to the other parcel.

C. Dunn: It is not a difficult task to provide this.

S. Couture: I have no concern. I recommend a conditional approval:

- amendment language be included in the trail system language
- hall roads are to abut the existing conservation easement and be connected to existing trail
- buffer widths are to be documented on the plan
- Stantec to complete review; if no issues then we would have to revisit

C. Robertson: Is the Head's Pond trail connected?

S. Couture: I believe at least the secondary trails are connected.

C. Dunn: There is a shooting shack being constructed within the existing easement?

D. Ross: Excused from meeting at 6:05PM.

S. Couture: I will follow-up with the Police Dept. for removal of the shooting shack.

C. Dunn: This is trespassing.

D. Hess: A lot of hunters think MS & G property is open to hunting.

***J. Walter motioned for the conditional approval per S. Couture comments above and for the applicant to present plans to DES. Seconded by C. Robertson.
Vote unanimously in favor.***

S. Couture: Hunting is allowed within an easement, however they cannot construct a shack with permanent stands. The site walk was very helpful to get a perspective from harvesting logs.

D. Hess: Have the Highway Dept. take the structure out. Leave a sign this is the Town of Hooksett property and if you want your structure back, contact the Highway Dept.

CORRESPONDENCE

S. Couture reviewed and distributed correspondence to the commission.

APPOINTMENTS, CONTINUED

3. MANCHESTER SAND & GRAVEL – DRAFT HOOKSETT TOWN PARK CONSERVATION MANAGEMENT PLAN

David Campbell, Attorney: Distributed and presented the draft. NH Fish & Game would like to review this draft. Before your next meeting, I will e-mail the Conservation Deed and baseline data.

D. Hess motioned to adjourn. Seconded by J. Walter.
Vote unanimously in favor.

ADJOURNMENT

Vice-Chair S. Couture declared the meeting adjourned at 6:40 PM. The next meeting is scheduled for Wednesday, August 6, 2008 at 35 Main Street (former Village School), Hooksett, NH Town Hall Chambers Room 105.

Respectfully submitted,

Donna J. Fitzpatrick
Planning Coordinator