

**HOOKSETT CONSERVATION COMMISSION
AGENDA
Wednesday, August 6, 2008
Hooksett Municipal Building**

Call Meeting to Order: 7:00 pm

Attendance: Present: Tim Johnson Chair, Cindy Robertson Member, James Walter Member, Steve Couture vice Chair, Phil Fitanides Alt Member, David Ross Town Council Rep, David Hess Member

Approval of Minutes: James Walter motioned to approve the minutes from the June 4 meeting, discussion ensued about not receiving the minutes from the meeting and James Walter removed his motion from the table.

Appointments

Hooksett Fire Department – Dean Jore Assistant Chief

Dean Jore - I have been in discussions with some people in regards to developing a pumping station behind the 99 restaurant. There is some existing road frontage there and we would want to extend it a little bit. We would want to remove some brush and add some gravel as that supports the bigger trucks that would be going in and out of there. I am not actually sure where we are at in the process but I also am not sure of our next step.

James Walter - I do remember that when we were going through the approval process for the strip mall that the pond would be left for village use.

Steve Couture - I have reviewed the easement language and there is nothing that prohibits it even with the additional gravel and the minimal clearing. Parks and Recreational is also looking for some access.

Dean Jore - I have done a sketch as to where everything is located around the pond with the measurements. We are looking at this area because it is centrally located and it is in the village and not on a residential property. We have used other locations but some properties have had water levels lowered. This is just a good location for us, it is level and we are able to stay in town. We have done pump tests and the water is pretty consistent.

Steve Couture - This pond has a lot of floating material how will you be able to remove the water?

Dean Jore - We have big strainers and this will take care of the concern. We also have floating strainers and it looks like 3 large hoses and the middle hose is the strainers. When we do the pump test we have to take water from the front and the side and the area that we set up at was adequately supplied with water. Once we have our ladder tested we need to have the rest of areas on our truck tested which is where this pumping station would come into place.

Phil Fitanides - Is there any chance that oil could get into the water?

Dean Jore - If we had a mechanical failure yes there is a chance because we are parked right on the water. But we do not discharge oil. Nothing by design discharges oil.

David Ross - The construction of the roadway would be done by Highway? Have there been discussions regarding gating this?

Dean Jore - Yes, there has been discussions.

James Walter motioned to allow the Fire Department to make the proposed changes and allow them to use the property as a pumping station. Steve Couture seconded. Voted unanimously

Austin Woods – Mike Lambert, ECM, Inc

Jim Coughlin Attorney Homes for a Lifetime - In June we had a joint meeting with ZBA and CC you had indicated that you wanted more information regarding wetland impacts and baseline survey. Also there was a letter from Stantec and we have addressed all of those concerns on a plan that was sent to the office. You have not gotten that plan yet. The purpose of this meeting is to set up a joint meeting with the ZBA for a site walk. On this parcel, the Austin Woods subdivision it consists of two parcels one being a conservation easement that with 126 to 128 lots and the other is a 6 lot conventional subdivision. We have completed the base line survey. We have also prepared the DES paper but are awaiting the site walk. We have the conservation easement that consists of about 74 acres. We have access from South Bow Road all the way around to Mountain View Road and then on to South Bow Road. We have 6 wetland crossings or wetland impact areas having to do with the road on the Conservation Easement. We also have 6 buffer areas associate with the wetland crossings. We have one wetland crossing in the conventional subdivision consisting of 858ft. We had to re-file this permit. That is a wetland crossing without a buffer. There is one more wetland crossing that we are planning on putting in a trail bridge. We want the trail to continue after the wooden bridge and connect to the existing trail that is over here but not shown on the plan. We have done most of the grading and erosion control for the roadway.

Steve Couture - What is the design for your crossing?

Mike Lambert EMC - There are different types of impact on the site. There was one area where we could not use a conventional type of design due to the velocity. Once we get into the design phases with the Planning Board they will agree with what we have planned. We have tried to minimize the impact. All of the other crossings are box culverts with an open bottom with natural stone. We are trying to limit the wetland impact. There is one other area that does not have a culvert because we are in the design phase and also in discussions with Stantec. We have brought copies of the baseline survey. I did the vernal pool assessment and there are no critical habituates on the property. The land was able to go from farm land directly to forest. While walking the site I also examined the soil. This also helps to determine what other habituates may be on the site. The habituate unit 1 lead-out crop mixed with wetlands crossing. There are deer and moose. But there was not a lot of food in that area. Habituates 5 and 3 were the richest on the site with blueberries and a lot of understory vegetation. That is a scary thing to say since we want to develop it. But this is a conservation subdivision. What I am suggesting is that there has been a lot of planning as to not completely disturb some of these areas. This could be a model as to what can be done in conservation subdivision.

David Ross - The area marked as E5 what access to they have? Also over here it looks like the driveway goes right over the water.

Mike Lambert - The access is through the buffer and then we have a few lots that have joint driveways and this lessens the impact. You do have a 40 foot buffer that is in your jurisdiction.

James Walter - Have you thought about re doing the lot lines to reflect that?

Mike Lambert - There are certain restrictions regarding road frontage and also on a class 5 roadway.

Steve Couture - I would like to see more information regarding the wetland crossing. This is an excellent base line survey but I would like to see more analysis regarding the information from overlay to overlay.

Mike Lambert - We will quantify the impact and explain what has been put into the plan to minimize the impacts. Let me explain one more thing. We are indeed impacting wildlife. The habituate will not be totally lost it will be changing.

Rudy Homes for life - Would you want to hold a conservation easement on the open space?

Mike Lambert - I also have to deal wetland mitigation would you be willing to hold the easement on the wetland impacts?

Tim Johnson - In this situation we would need to discuss it.

Steve Couture - I think when it comes to holding the easement, it is something that we would consider but with this also we must consider the management of the easement.

Jim Coughlin - There will be an association so whether the association or the conservation commissions the easement the language does not change.

Tim Johnson - I have a question regarding access to the easement with regards to the association.

Jim Coughlin - There are conditions in there regarding access to the easement and the trails.

Tim Johnson - The 23 or 30? August 23, 2008 at 9am is proposed to the ZBA.

Faulkner Landscaping – Conditional Use Permit

Steve Couture - They are moving to the new property. Basically it is right across from Peters brook next to the truck dealership. Donna had asked if there was anything informal about the plan that we may have questions on. I let her know that I had a question as to why they would be using detention ponds that infringe on the wetlands buffer and why they didn't use something else that won't. I am not sure as to why they are not here tonight. They still have not formally submitted anything yet that I know of.

Hooksett Village Water – Wetlands Permit

Michael Leach, Stantec Engineering - We did receive today our site specific. We have a landscaping plan that we would like to do out there. There has been a request for some trees and shrubs out there on the site. I have not submitted an updated plan to the wetlands bureau yet. This is the new pump house that is located on Pinnacle Pond that you can see from the highway. This is an after the fact wetlands permit. We are proposing to do the sides of the road with riprap and put in a swale. We will also be letting the sides of the new gravel roadway grow back naturally.

Steve Couture - When do you plan on doing the work?

Michael Leach - We will be beginning once we get the approval. We are looking for a letter from the conservation commission saying that they are ok with this plan. We are hopeful to get a permit fairly quickly.

James Walter motioned to write a letter of support for this plan to the Wetland Bureau seconded by Steve Couture voted unanimously.

Commissioner Reports

Open Space Subcommittee

Nothing to Report

Kiwanis Trail Initiative

James Walter – Stated Kiwanis is going to go out and start cleaning the portion to route 3

SNHPC Deed Research

Still in process and may see something in September.

Correspondence

All correspondence was reviewed

Other

Vernal Pool Contract

Steve Couture - I need authorization to sign off on the contract and to be the point contact. These have to be mapped and it would put us ahead of the curve and we will know where these are located. End result is to have them mapped and protected. Discussion ensued. David Ross motioned to authorize Steve Couture to sign the contract and be the point of contact on this project seconded by James Walter voted unanimously.

Invoices

Steve Couture motioned to pay to 2 invoices to McManus and Knault totaling the amount of \$4500 seconded by David Hess voted unanimously

3A Development - Timber Harvest

Steve Couture - We gave them a conditional approval based on Stantec having to see the revised plan but they still have not forwarded it to Stantec as of yet. I don't know where they are at. Also regarding the material found in our easement 3A put a note on it telling who ever put it there to move or they would move it for them. I will follow up to see where we are at with this.

Non-Public – RSA 91-A:3, II, d

David Hess motioned to enter into non-public session under RSA 91-A:3, II, d seconded by Steve Couture voted unanimously

David Ross motioned enter back into public session at 9pm seconded by James Walter voted unanimously

Adjournment

Steve Couture Motioned to adjourn Seconded by Cindy Robertson voted unanimously