

**Hooksett Conservation Commission  
Meeting Minutes  
September 3, 2008**

**Call Meeting to Order:** 7:09pm

**Attendance:** Tim Johnson, Chair, Steve Couture, Vice Chair, James Walter, member, David Ross, Town Council Rep, Phil Fitanides, Alt-Member, David Hess, member Cindy Robertson, member excused

**Approval of Minutes:** James Walter motioned to approve the minutes from the June 4, 2008; August 6, 2008; August 21, 2008 meeting Steve Couture seconded by voted unanimously.

James Walter motioned to keep August 21, 2008 sealed Steve Couture seconded voted unanimously

**Public Input:** None

**Appointments:**

***Blue Moon Environmental – Vernal Pool Mapping & Ordinance - Nancy***  
Rescheduled to October 1, 2008 meeting

***Benton Road – Rene Labranche, Stantec***

Rene Labranche – The permit process has been difficult. We had to do a phase 1 and phase 1B survey. We had a large meeting with all parties involved that are affected by the flooding. I need a letter from the conservation commission stating that they agree with this plan and we need the letter to say we need an expedited review of the wetlands permit.

Steve Couture motioned to write a letter of support seconded by David Ross voted unanimously

***Commodities Market – George Lawrence***

George Lawrence – I have a signed plan and am unclear with the issues the conservation commission has.

Steve Couture – The commission did not realize that the plan was signed and that the only change was the building and that the storm water system had already been installed.

Steve Couture motioned to communicate with Jo Ann Duffy, Town Planner that the conservation commission has no concerns with the storm water filtration that has been installed David Hess seconded voted unanimously

***Faulkner Landscaping – Conditional Use Permit – Holden Engineering***

David Brouillet – Holden Engineering – We have a site on RT 3 that is about a 5 acre lot. The pavement from Diesel Land extends over and some of the pavement is in the 40ft buffer. We want to build a 3200 sq ft building with a 1000 sq ft extension. We are hoping to construct a treatment swale within the buffer. The treatment swale will catch the runoff and treat it. Most of the site is with the aquifer district. We will be developing a storm water treatment plan. We are looking to remove some pavement. We still have to do test pit and water table test. We have a gravel road in the rear of the building.

We are looking for your input for the conditional use permit. We may be looking to put in a well just for irrigation purposes.

Phil Fitanides – Where is the building in relation to the aquifer?

David Brouillet – The building would be in the aquifer. We will be grading a little bit but for the most part the grade stay where they exist currently.

Steve Couture – I am not overly concerned with the approval you need from us. What is the footage that will be affected?

David Brouillet – It is about 10 feet wide and it will go until we can get to the brook.

Steve Couture – What design flow are you going by?

David Brouillet – We have to go by the 100 year storm because we are in the aquifer.

Steve Couture – My only concern would be to not design something that will fail if we were to get a large storm.

David Ross – The route 3 runoff is that already being dealt with. Will there be a potential for runoff from rt3 on to your property?

David Brouillet – I believe there are catch basins along that area.

Phil Fitanides – Will there be anything stored where gas or oil can get into the runoff?

Mr. Faulkner – Our vehicles have to be DOT qualified. And our fertilizers are all stored inside.

Steve Couture motioned to approve Faulkner’s Landscaping request with the condition that you come back to us when you have more information David Ross seconded voted unanimously.

***Austin Woods Subdivision – Mike Lambert, EMC Inc.***

Jim Coughlin – We just finished the site walk with the ZBA. Since our last meeting you have gone on your site walk. We have done an environmental impact study. We did have an issue with one of the crossings. It was suggested to use a box culvert but it would need to be maintained quite a bit and we are not sure that the state would approve that.

Mike Lambert – The crossing is 61 feet and we went back and looked at the drain counts. We know that twin 36 inch would work but we are not sure that the box culvert will work. This may be too steep for the box culvert and may require quite a bit of maintenance. They are still looking at offsite drainage right now. The only thing I can say at this time is that a box culvert may not be right for this area.

Steve Couture – There are box culverts that have baffles that would hold them in place for the steep areas. As far as wildlife Fish and Game would be the resources to talk with.

Mike Lambert – On the up note they told me they could use the fill and we could use the steps. We have also discussed maybe doing some under passes. The retaining wall will be directing wildlife.

Jim Coughlin – I know one issue was Mary Ann Road maybe being a scenic road and the owner told me she thinks the Town abandoned that road. I spoke with the owner and asked if he ever got a quick claim deed from the Town stating that he now owns it. Another issue was Pike Industries and you asked us to approach them and discuss easements. We feel it would be better if it came from the Conservation Commission instead of us. But we will get you the map to show where the properties are. In regards to the excepted conservation easement you did not want any motorized vehicles but we were thinking any wheeled vehicle. You also mentioned parking and the trail network. We will contact the trail over here. And would like to build off of anything we can.

Mike Lambert – We have yet to finalize the trail network with our storm water treatment there will be detention ponds so some land may change. For the parking for trail network we thought about some possibilities such as Mary Ann Road. Another place is by our drainage structure.

Jim Coughlin – The final concern in your email was there wetland on any of the lots? You can add the wetlands to your easement.

Steve Couture – We were thinking maybe lot line adjustment or try to get more green if you can.

Mike Lambert – I am going to go over the wildlife impact. I have put the impacts into two categories a direct impact and then a conversion impact which is just a change in wildlife. I don't feel the conversion is an impact I feel it is just a conversion of the different habitat. There will be a total change of about 27% and 5% of that is just total loss and the other 22% is just a conversion. There is a number of wildlife that has zero impact.

Steve Couture – What is your next formal step?

Jim Coughlin – I do not want to go before the Planning Board without something from the conservation commission that says you are in support of our project.

Steve Couture – If you are looking for support from us it is not a final letter of support. Something that says we are in support of the process to date.

Jim Coughlin – We are looking for something that says you are ok with the crossings.

David Hess – Give an approval with specifics such as the wetlands on the lots; final review of environmental impact; the final

Steve Couture – Let's get the punch list of items that we want addresses and then we can move to a motion: final wildlife impact assessment and impact minimization report; F6 crossing location not a problem the type of crossing; Narrow down parking to 1 or 2 locations; final trail layout; protection of wetlands that are currently in lots whether it be easements or lot line adjustments; G-H7 Wildlife; map about Pike property

Steve Couture motioned to draft a letter of strong support with the level of cooperation that we have received with the punch list James Walter seconded voted unanimously

***Pine Street Map 7 Lot 3 & 3-2 – Chris Tymula***

Chris Tymula – HMF Design – We filed an excavation permit with the Town and we have gone to a TRC Meeting. At that meeting it was requested that we come before you to speak about any environmental impacts that may occur. In April the site was subdivided into 3 lots but we are before you tonight to discuss only two of the lots. We are proposing to excavate on those two sites. The portion of the site goes to a catch basin over here. During the TRC they were concerned about storm water and environmental impacts. All of our test pits show were are well over the 8 feet

Steve Couture – Can you please clarify for me what activity if any is occurring in the well heal protection area.

Chris – No work will be done within the well head protection area. We met with the water department and went over concerns so that we

Tim Johnson – After the excavation what is the plan for the site?

Chris – We were going to leave it as an open field. It is a buildable lot. The intent was to drop the site as much as possible because it is next to 93.

Steve Couture – What exactly are you looking for from us tonight?

Chris – We would like to see say something that says this does not negativity impact the groundwater conservation area. We are being penalized for being honest.

Servenio Trucking – I spoke with Tony from the water precinct and met him out and walked the site with him. Once we walked the site he seemed to understand what exactly we wanted to do. For Tuesday Meeting we need a lot of things for the ZBA meeting.

James Walter – Are you higher than Pinnacle Pond?

Serevino Trucking- Yes we are 50 Feet above the pond. If you were to walk it you would see what I am talking about. It will be a beautiful site once we complete the excavation. We are just here for your comments and concerns.

Steve Couture – We do have something in writing asking us not to act on anything. Also we need to know if a special exception is needed. You will have to come back to us regarding a special exception anyway. I think we need more information.

David Ross – Pinnacle Pond is a high priority to the Town and I heard you mention you may give it to the town. Were you just saying it because it sounds good? I think if you are serious that would go a long way.

Chris Tymula – Yes whether it be an easement to deeding it to the town we have discussed that.

Steve Couture motioned to send a letter to the ZBA based on their determination on this project that the client return to the Conservation Commission because we did not make a determination until we hear from the outstanding parties David Hess seconded voted unanimously

**Commission Reports:**

1. **Open Space Subcommittee** – Nothing to Report
2. **Kiwanis Trails Initiative** – A few more trees have to cleared and the hard pack is started to be put down
3. **SNHPC Deed Research** – Grant money was never applied for it has been now and the project was put on hold until we get the grant
4. **Town Pond Recreational Area** – **Now** that the impact fees have been caught up on the Parks & Recreation. The thought was to start and get a jump on thing and go out and get an RFP for that area. I am seeking permission to work with Dale Hemeon on this.
5. **Hooksett Old Home Day** - Steve Couture motioned David Ross seconded \$100 for Jim Walter to purchase items to be given away for Old Home Day.

**Correspondence:**

All correspondence was reviewed

**Other:**

1. **Invoices** – Steve Couture motioned to pay \$200 for water testing David Ross seconded voted unanimously

**Non Public – RSA 91-A: 3, II, d**

Steve Couture motioned to go into non-public under RSA 91-A:3,II,d David Ross seconded voted unanimously

Steve Couture motion David Ross seconded to exit non-public session voted unanimously

**Adjournment:** Steve Couture motioned to adjourn at 9:35pm Tim Johnson seconded voted unanimously