

**Hooksett Conservation Commission
Meeting Minutes
October 1, 2008**

Call Meeting to Order: 7:02pm

Attendance: James Walter, member, Steve Couture, vice-chair, Phil Fitanides, alt-member, David Hess, member, David Ross, Town Council Rep, Tim Johnson, chair excused, Cindy Robertson, member excused

Approval of Minutes: James Walter motioned to approve the minutes from the September 3, 2008 Phil Fitanides seconded by voted unanimously.

Public Input: None

Appointments:

George Vaillancourt, University Heights Conservation Easement –

George Vaillancourt – I would like to build a tree stand in the easement area with a platform. I asked Jeff Burd 2 years ago and he said it was ok. Now he says that I cannot build it.

Steve Couture – My feeling is that the easement does not allow it. I wanted the conservation commission to make the decision as a whole. For the easement area even if it was a town of Hooksett public structure we as the conservation commission would not be able to build a structure.

David Ross – As it stands the language does not allow it. As much as I know that it does not really effect the environment but if we let it go for one the we have to let it go for everyone.

Steve Couture - When you had originally asked to build this it was ok because they owned the land but now they have a conservation easement and language does not allow it.

George Vaillancourt – I may not be able to remove the wood this winter because I have to do work on the trail to get there.

Steve Couture – We understand and also long as it will be removed we are fine with that.

Benton Road Culvert – Dave Baker, RK Associates –

Rene Labranche, Stantec – It has come to the attention that there is a large conservation easement in the area that we need to repair. We approached Coastal Partners about

gaining access to the easement and they were not cooperative. We have redesigned and are now not doing any work in the conservation easement area. We will be doing work from the center of the stream. So we will not be working in the easement. We just wanted to update you as to how we would be moving forward due to the fact that Coastal Partners was not being cooperative.

Martin's Ferry Bridge – Rene Labranche, Stantec; Dale Hemeon, Highway Manager

Rene Labranche – The Martin's Ferry Bridge channel wall collapsed. Dale Hemeon called DES and got an emergency permit to do some repairs. Where the wall collapsed there will be a ready rock wall put into place. We will be trying to get it on the 5 year replacement listing for the state. According to the Amended permit we have to notify you.

Dale Hemeon – Our permit stated that we had to inform you and that we would need to fill out a Permit by Notification. We are filling it out and will be needing it signed.

Steve Couture – Dale is it possible to put erosion stone where you paved a swale close to the brook?

Dale Hemeon – Yes I can replace the pavement near the brook with erosion stone.

Blue Moon Environmental – Vernal Pool Mapping & Ordinance – Nancy Randell

Steve Couture – I came across the fact that another city has done Vernal Pool Mapping and thought it would be something that we needed to do.

Nancy Randell – You are now all aware that DES and Corps are requiring applicants to look for vernal pools on the site. States had to develop rules for vernal pools. Projects that I have worked on we have been looking for vernal pools.

Phil Fitanides – What about a depression in the ground that has decayed vegetation but holds water after a rainstorm?

Nancy Randell – That could very well be a bog. I have to say I have to expend my net from originally planned. This map is showing nwi wetlands in Hooksett. Having mapped and looking at a lot of vernal pools the normal classification would be PUBs.

If you look at Granite Heights South there were 15 vernal pools identified. The next step for me will be I need to look at the aerial photos that you have. As you can see in this photo the wetlands is showing up similar to what I found in the NWI. It looks like it would be easier for me to look at digital photos. I believe it is in Granite now. They did a whole new set of aerial photos. Do you have any hard copies?

Steve Couture – I do not know of any but that is something to ask JoAnn.

Nancy Randell – We want to identify everything that is potentially a vernal pool and then use what is known to zero in on all of the locations. This way you will be able to say you

need to vernal pool analysis. The next step is do you really need a different wetland ordinance. In my opinion I don't think you do, I think you can add it to your wetland ordinance. Next time I come I will some of my digitized material.

Steve Couture – Do you want us to make the request from Manchester Sand there vernal pool mapping?

Nancy Randell – Yes, that would be very helpful.

Wal-Mart Update –

Amy Manzelli – Essentially, Wal-Mart is making a big step forward to become greener. That being said they are putting a wastewater treatment plant. With this being added we will be asking for a parking variance with only installing 770 parking spaces. We will be going before all boards for the approvals necessary.

Steve Decoursey Boller Engineering – The original building was 224,000 ft and now the building will be 176,000ft. Wal-Mart has requested that we put 68x50 building covering the wastewater treatment plant. We will be utilizing the leech fields that have been put in. In regards to conservation issues there are no hits to the wetlands with the new plan. Amy did mention one thing and that is we are moving our outdoor sales area. There are not any wetlands impacts with that move either. The drains in the parking lot go to an underground infiltration system. We do have a restriction that does not allow campers or any overnight parking.

Jeff Barnard – What will happen is the raw wastewater will go to the waste water treatment plant and then go the leech fields and will be treated before entering the leech field. The tanks will be 3.5 feet above ground and the remaining will be below grade. On a monthly basis tanks will be pumped with the remaining that was not treated.

David Ross – I just wanted to make sure that everyone is aware that now a truck will be hauling toxic material from the site; entering on the roadways and hauling those toxins to another site.

Steve Couture – I think this is an overall gain.

James Walter motioned to give approval to the new wastewater treatment plant seconded by Phil Fitnaides voted unanimously.

Pine Street Map 7 Lot 3 & 3-2 – Serevino Trucking –
Rescheduled to November 5, 2008

Manchester Sand & Gravel, School Site – David Campbell

Joanne McHugh – I am a member of the planning board and one of the conditions of the approval for Manchester Sand that they work with the school board in finding a viable school site. I have to commend Manch Sand & Gravel, they have really hung in there.

We have looked at four different sites. We have now found a site that we both agree on. There are some issues that have to be resolved before we can move forward with this.

David Campbell – The site we are talking about is on the back side of the Town Park abutting the University Heights Project. This is really land for a high school. This is a piece of land that was donated by 3A Development with a conservation easement in the land. The potential school site will need a roadway built to get to it. The area is a 2% grade and you can easily put a roadway there. Here is the problem we would like to relocate the access road. We would like to take 4.2 away and add 4.2 over in a different area. We would then add this area to the conservation easement. We need you to agree. You would get more conservation need the town pond. Then add an additional 22 acres.

David Hess – Is the new area a steep slope?

David Campbell – It has slope, uplands and wetlands. This is the proposal.

Ron Correveau – What we tried to do was match the contour of the road to minimize the impacts.

Steve Couture – The road is still in 14-1?

Ron Correveau – Yes it is all in 14-1.

David Campbell – We would be asking you to write a letter to DES in support of this. We are asking for the road to be relocated for access to the school site and a swap of land in the conservation easement. Then we would add more land to the conservation easement.

Joanne McHugh – David Jodoin did an inquiry in regards to whether you can change things like we are asking you to do. He asked the town attorney and it is allowable with everyone's agreement.

David Campbell – You are the key to get the ball rolling and getting approval

David Ross motioned to accept the concept as presented James Walter seconded

Steve Couture would like to amend the motion to accept the concept as presented and it would be for future school district use James Walter seconded voted unanimously.

Joanne McHugh – I want to make it perfectly clear from the beginning that it is not the intent of the School Board at this time to build a school (high) but rather to land bank if it proved to be a viable site in the event that a school is needed.

Commission Reports:

- 1. Open Space Subcommittee** –Sent appraisals to property owners for review. SC motion to authorize a contract with SED up to \$1000 for review appraisal for Brown Property JW seconded voted unanimously.

2. **Kiwanis Trails Initiative** – Stretch between Pleasant Street and RT3 is open.
3. **SNHPC Deed Research** – In progress
4. **Town Pond Recreational Area** – N/A
5. **Hooksett Old Home Day** – James Walter bought buttons ordered 101.

Correspondence:

All correspondence was reviewed

Other:

1. **Invoices** – N/A
- 2.

Non Public – RSA 91-A: 3, II, d

Adjournment: James Walter motioned to adjourn at 9:30pm David Hess seconded voted unanimously.